

**ZONING BOARD OF APPEALS OF RIDGEFIELD**  
**MINUTES OF MEETING**

**January 9, 2023**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on January 9, 2023. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Terry Bearden-Rettger, Sky Cole, Mark Seavy, Joseph Pastore and Robert Byrnes.

**ROTATION OF ALTERNATES**

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. Mr. Byrnes will hear the continued application and the new application for Mr. Fincham, who resigned from the Board in December. Thus, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Stenko; third Mr. Brynes.

**CONTINUED APPLICATION**

**Application 22-026**

**Pascal Tessier and Suzanna Lim, Trustees**  
**65 Cedar Lane**

Mr. Tessier appeared for his application. He explained again to the Board his reasons for needing a second shed on the property including the house not having any storage, with no basement, garage or attic. The plans were revised from the December 12 meeting. The proposed shed was now moved out of the setback to the east side of the lot, so a setback variance was not longer needed. The second shed would still place the property 82 sq ft over for allowable lot coverage. It was noted that the property shared a driveway with two other surrounding lots and that land does not count towards the lot coverage for the property. The lot, .23 acres in the R20 also was undersized and an odd shape.

No one appeared to speak for or against the application. A decision can be found at the end of these minutes.

**NEW APPLICATION**

**Application 22-027**

**Jody and Sara Minotti**  
**41 Harding Drive**

Jody Minotti appeared for his application. He explained to the Board that he wanted to build a 2<sup>nd</sup> story on his attached garage and add a deck to the rear. The garage was previously approved to be built into the setback in a 1980 variance granted to the property. The deck expansion required a setback variance, a proposed 21.5 ft. from the property line. Currently, the existing attached garage was 21.9 ft. from the property line. The lot was only 1 acre in the RAAA zone and likely upzoned. A stream bisected the property in the towards the rear of the lot making expansion on that side of the lot difficult.

No one appeared to speak for or against the application. A decision can be found at the end of these minutes.

**ADMINISTRATIVE**

No candidates appeared to be interviewed for the vacant Board seat.

**DECISIONS:**

**Application 22-026**

**Pascal Tessier and Suzanna Lim, Trustees**

**65 Cedar Lane**

REQUESTED: a variance 3.5.F., lot coverage, to allow a shed that will place the property over the maximum allowable lot coverage; for property in the R20 zone located at 26 North Street.

DATES OF HEARING: December 12, 2022, and January 9, 2023

DATE OF DECISION: January 9, 2023

VOTED: To Grant, a variance 3.5.F., lot coverage, to allow a shed that will place the property over the maximum allowable lot coverage; for property in the R20 zone located at 26 North Street.

VOTE: To Grant: 5 To Deny: 0

In favor  
Bearden-Rettger Byrnes,  
Cole, Pastore, Seavy

Deny

**CONDITION:**

This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The shed shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision, and the plans submitted for the building application shall be the same as those submitted and approved with the application for variance.

The Board voted this action for the following reasons:

1. The undersized, odd shaped lot includes a shared driveway serving surrounding properties. This portion of land does not count towards lot coverage. These factors create hardship that justifies the grant of a variance in this case.
2. It is noted that the house does not contain a basement or garage and the granting of 82 sq ft of additional lot coverage is minimal relief.
3. The proposal is in harmony with the general scheme of development in the area and the Town's Plan of Conservation and Development and will have no negative impact on surrounding properties.

**Application 22-027**

**Jody and Sara Minotti**

**41 Harding Drive**

REQUESTED: a variance of Section 3.5.H., setbacks, to allow an addition above an existing garage and a deck within the minimum yard setback; for property in the RAAA zone located at 41 Harding Drive.

DATES OF HEARING: January 9, 2023

DATE OF DECISION: January 9, 2023

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow an addition above an existing garage and a deck within the minimum yard setback; for property in the RAAA zone located at 41 Harding Drive.

VOTE: To Grant: 5 To Deny: 0

In favor

Bearden-Rettger Byrnes,  
Cole, Pastore, Seavy

Deny

**CONDITION:**

This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The addition shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision, and the plans submitted for the building application shall be the same as those submitted and approved with the application for variance.

The Board voted this action for the following reasons:

2. The same hardships found in previous variance decisions #80-067 and #18-009, still apply to this application. The undersized lot, 1 acre in the RAAA zone, became nonconforming when it was upzoned and a stream bisecting the property limits the area for expansion.
3. The proposal is in harmony with the general scheme of development in the area and will have no negative impact on surrounding properties or on the Town's Plan of Conservation and Development.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:55 pm.

Respectfully submitted,  
*Kelly Ryan*  
Administrator