

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

September 11, 2023

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on September 11, 2023. Copies of recordings of the meeting may be obtained from the Administrator.

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

ROTATION OF ALTERNATES

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. Mr. Byrnes will be sitting for Mr. Seavy at Mr. Seavy's request. Thus, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes.

Application 23-014

David Adams, agent for Daniel Crowley
50 Wilton Road East

Architect David Adams appeared for the applicant. He explained to the Board that the variance request was for a small front porch addition to an existing home. The house was built prior to zoning and was towards the front of the lot. An addition of two feet for the porch was planned pushing the setback closer to the front property line. The proposed porch addition would be at 25.6' from the property line, Currently the house was 27.8' to the front property line. The property was 1-acre in the RAA zone with a required a 35' setback. A 1960 variance, #60-009 was reviewed. That 1960 variance subdivided the property creating the current 1-acre lot. The proposed front porch addition would meet the RA setback of 25' A second floor addition was also included in the submitted plans, but that proposal would not change the footprint of the house and a variance was not required for that portion.

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

Application 23-015

Tom Sturges
117 Peaceable Ridge

Architect Doug MacMillan represented the applicants who were also present. He explained to the Board that the variance application was for a 2-car garage addition and additional square footage around the current house to even out the odd slope. The attic was also to be raised for additional space, as the house did not have a basement. The addition to the house would place the setback at 28' to the side setback. A shed at 25.10' from the side setback would be removed to decrease the setback nonconformity. The house was 2.5 acres in the RAAA zone with a required 50' setback. A setback variance was requested. Mr. MacMillan listed hardships as the long, skinny shape of the lot. The house was already nonconforming to the RAAA setbacks. The proposed attached garage met the 35' setback for the RAA zone. Mr. MacMillan confirmed the proposed plans still met the lot coverage and floor area ratio allowed for the lot.

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

DECISIONS

Application 23-014
David Adams, agent for Daniel Crowley
50 Wilton Road East

REQUESTED: For a variance of Section 3.5.H., setbacks, to allow a front porch addition within the minimum yard setback; for property in the RAA zone located at 50 Wilton Road East.

DATES OF HEARING: September 11, 2023
DATE OF DECISION: September 11, 2023

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow a front porch addition within the minimum yard setback; for property in the RAA zone located at 50 Wilton Road East.

VOTE: To Grant: 5 To Deny: 0

<u>In favor</u>	<u>Deny</u>
Bearden-Rettger, Byrnes,	
Cole, Lycoyannis, Pastore,	

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:

1. A 1960 variance subdivided the property creating a 1-acre lot that was later upzoned resulting in a nonconforming undersized lot. This factor, along with the position of the house on the property and the shape of the lot, create hardships that justify the granting of a variance in this case.
2. 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.

Application 23-015
Tom Sturges
117 Peaceable Ridge

REQUESTED: a variance of 3.5.H., setbacks, to allow an addition to a single-family home within the minimum yard setbacks; for property in the RAAA zone located at 117 Peaceable Ridge Road.

DATES OF HEARING: September 11, 2023
DATE OF DECISION: September 11, 2023

VOTED: To Grant, a variance of 3.5.H., setbacks, to allow and addition to a single-family home within the minimum yard setbacks; for property in the RAAA zone located at 117 Peaceable Ridge Road.

VOTE: To Grant: To Deny:

<u>In favor</u> Bearden-Rettger, Byrnes, Cole, Lycoyannis, Pastore	<u>Deny</u>
--	-------------

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:

1. The narrow shape of the lot, undersized lot, 2.5 acres in the RAAA zone, and the position of the house on the property, create hardships that justify the granting of a variance in this case.
2. It is noted that the planned removal of a shed on the property will result in a decrease in the setback nonconformity on the lot.
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 7:45 pm.

Respectfully submitted,

Kelly Ryan

Administrator