

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

DECEMBER 6, 2021

NOTE: These minutes are intended as a rough outline of the web-based Zoom proceedings of the Board of Appeals on Zoning of Ridgefield held on December 6, 2021. Copies of recordings of the meeting may be obtained from the Administrator at cost.

The Chairman called the web-based special meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Carson Fincham (Chair), Robert Byrnes, Mark Seavy, Terry Bearden-Rettger, and Joseph Pastore.

ROTATION OF ALTERNATES

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. Mr. Cole was unable to sit for the new applications and asked Mr. Brynes to sit for him. Thus, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Stenko; third Mr. Brynes.

NEW APPLICATION

Application No. 21-024
Paul Giovanniello
257 West Mountain Road

Applicant Paul Giovanniello appeared for his application. Mr. Giovanniello explained to the Board that a detached garage on his property needed updating and he wanted to convert the structure into a place for storage, since the house on the property did not contain a basement. The structure already had two dormers, and the proposed plans showed the two dormers connected creating more storage space. The lot was already nonconforming to setbacks as the closest point of the garage structure to the lot line was 22 ft. Lot was in the RAAA zone. The proposed new dormers would not increase the setback number and gutters were not proposed on the structure. A previous variance granted to the property, # 88-040, for the garage stated the setback shall not be closer than 23 ft to the lot line.

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

ADMINISTRATIVE

Election of Chairperson and Vice Chairperson

One a motion by Mr. Seavy, seconded by Mr. Pastore and passed unanimously, Carson Fincham was elected Chair for a period of one year. One a motion by Mr. Fincham, seconded by Mr. Pastore and passed unanimously, Terry Bearden-Rettger, was elected Vice Chair for a period of one year.

DECISION

Application No. 21-024
Paul Giovanniello
257 West Mountain Road

REQUESTED: a variance of Section 3.5.H., setbacks, to construct an addition to a structure within the minimum yard setback; for property in the RAAA zone located at 257 West Mountain Road.

DATE OF HEARING: December 6, 2021

DATE OF DECISION: December 6, 2021

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to construct an addition to a structure within the minimum yard setback; for property in the RAAA zone located at 257 West Mountain Road.

VOTE: To Grant: 5 To Deny:

In favor

Bearden-Rettger, Byrnes
Fincham, Pastore, Seavy

Opposed

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 same hardships listed in variance #88-040 still pertain to this application. It is noted that the approved plans do not create an increase in setback nonconformity.
2. 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.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:30 pm.

Respectfully submitted,

Kelly Ryan
Administrator