

338.23

43.1

337.41

**E16-0064**  
145  
**1.89 AC**

**E16-0063**  
**1.09 AC**

TC 4880

139

433.03

159.51

109.42

233.51

54.60

114.00

266.98

112.54

82.64

**E16-0157**

**E16-0060**  
**1.933 AC**

TC 4880  
TC 5923  
TC 6245

30.31

**E16-0061**  
**0.80 AC**

TC 2266

12

61.00

17.50

39.04

**E16-0059**  
**1.933 AC**

TC 5923  
TC 6245  
TC 6681

116.15

177.96

93.41

10

150.00

66.00

**E16-0111**  
**0.29 AC**

TC 5736  
TC 8214

22

170.46

**WEST LN**

165.27

141.48

182.90

35

105.00

119.84

**STATE ROUTE 35**

25.32

94.00

68.00



**TOWN OF RIDGEFIELD**  
Zoning Board of Appeals

Doc ID: 000706380001 Type: LAN  
BK **912** PG **1173**

May 19, 2010

Ms. Sarah Bouissou  
GJMP Enterprises LLC  
20 West Lane  
Ridgefield, CT 06877

Dear Ms. Bouissou,

Appeal 10-020 – Petition of Sarah Bouissou, GJMP Enterprises, LLC  
Property Located at 20 West Lane

In open session of the Board of Appeals on Zoning of Ridgefield, held on May 17, 2010, the following action was voted on your petition:

VOTED: To Grant, with Condition, a variance of Section 8.1.A.3, nonconforming uses, to allow the construction of a deck to expand the seating area on the second floor of a nonconforming restaurant in a residential zone; for property in the RA zone located at 20 West Lane.

VOTE: To Grant: 4 To Deny: 0 Abstain: 1

CONDITION:

This action is subject to the following condition which is an integral and essential part of the decision. Without this condition, the variance would not have been granted: The deck shall be constructed exactly as shown on plans and drawings presented to the board during the hearing and made part of this decision.

The board voted this action for the following reasons:

1. The proposed deck meets all bulk zoning requirements but represents a minor expansion of a nonconforming restaurant use in a residential zone. The restaurant use of this property has been continuous since 1947. The proposed expansion is reasonable and represents the natural growth of the business. (See the "baby elephant" case, Upper Darby Township Appeal, 391 Pa. 347, 353.) This is a hardship that justifies the grant of the variance in this case.
2. There will be no negative impact on surrounding properties as a result of this variance.

Marjorie Tippet  
Marjorie Tippet  
Administrator

Charles E. Creamer  
Charles E. Creamer  
Chairman

CERTIFIED MAIL  
EFFECTIVE: Date filed with Town Clerk

Date Recorded by Town Clerk:

cc: Richard Baldelli  
P&Z Commission

Received for Record at Ridgefield, CT  
On 05/20/2010 At 1:09:17 pm

Barbara S. Tippet  
Town Clerk

66 Prospect Street · Ridgefield, Connecticut 06877  
Phone: (203) 431-2786 · Fax: (203) 431-2737

[www.ridgefieldct.org](http://www.ridgefieldct.org) · email: [mt.zba@ridgefieldct.org](mailto:mt.zba@ridgefieldct.org)



# Town of Ridgefield

TOWN HALL ANNEX - 88 PROSPECT STREET

RIDGEFIELD, CONNECTICUT 06877 • 203/438-7301

Zoning Board of Appeals

August 4, 1993

RKJV Enterprises Inc.  
dba The Inn at Ridgefield  
20 West Lane  
Ridgefield, CT 06877

Dear Sirs,

Appeal No. 93-032 - Petition of RKJV Enterprises,  
dba The Inn at Ridgefield  
Property Located at 20 West Lane

In open session of the Board of Appeals on Zoning of Ridgefield, held on August 2, 1993, the following action was voted on your petition:

**VOTED:** To Grant, with Conditions, variances of Sections 304.02(a) and (b), nonconforming uses, and 403.0A, uses as of right, to allow the expansion of a nonconforming restaurant use in a residential zone by using an outdoor patio area for table service, including liquor sales; for property situated in the RA zone and located at 20 West Lane.

**VOTE:** To Grant: 4 To Deny: 0 Not Voting: 1

**SCOPE OF THE ACTION:**

This action permits the use of a patio area, shown on maps presented to the board during the hearing, for table service of food and drink, and for other receptions and social functions. The permission is subject to the following conditions, suggested and agreed to by the applicants during the hearing:

**CONDITIONS:**

1. There shall be no additional lighting in the patio area, other than small lights on the tables themselves.
2. There shall be no amplified music in the outdoor patio area.
3. There shall be no use of the outdoor area after 8:00 pm or sunset, whichever shall come first.

The board voted this action for the following reasons:

