

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

**May 13, 2024**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on May 13, 2024. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Terry Bearden-Rettger, Mark Seavy, Joseph Pastore, Alexander Lycoyannis and Michael Stenko.

**ROTATION OF ALTERNATES**

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. Mr. Cole was unable to attend the original hearing for the continued hearing and asked Mr. Stenko to sit for him. Mr. Stenko will also sit for Mr. Cole for the new application. Thus, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Byrnes; third Mr. Stenko.

**CONTINUED APPLICATION**

**Application 24-003**  
**Steven Bronfield**  
**5 Palmer Court**

Applicant withdrew the application prior to the hearing.

**NEW APPLICATION**

**Application 24-020**  
**Matt Beenan**  
**30 Great Hill Road**

Mr. Beenan appeared for his application. He stated to the Board that he wished to expand his existing rear deck. His house and deck were built in 2019 under the affordable housing regulations and built nonconforming to setbacks. The lot was currently under the RAA regulations, .730 acres. The house was constructed towards the rear of the lot within the required 35' setback.

Mr. Beenan wanted to expand the deck size to 16'x 26' placing it at 30.5' and 25' within the setback. Due to the position of the house on the lot, any shift of the deck design would still locate it within the setback.

A letter from a neighboring property previously submitted was withdrawn by the neighbor prior to the hearing, as they mistakenly had they wrong address.

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

**ADMINISTRATIVE**

Approval of April 22, 2024 meeting minutes.

Mr. Lycoyannis motioned to approve the minutes, seconded by Mr. Pastore. All approved.

**DECISIONS:**

**Application 24-020**  
**Matt Beenan**  
**30 Great Hill Road**

REQUESTED: a variance of Section 3.5.H., setbacks, to allow a deck enlargement that will exceed the minimum yard setback; for property in the RAA zone located at 30 Great Hill Road.

DATES OF HEARING: May 13, 2024  
DATE OF DECISION: May 13, 2024

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow a deck enlargement that will exceed the minimum yard setback; for property in the RAA zone located at 30 Great Hill Road.

VOTE: To Grant: 5 To Deny: 0

In favor Deny  
Bearden-Rettger, Lycoyannis,  
Pastore, Seavy, Stenko

**CONDITIONS:**

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

1. The deck addition shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision.
2. The plans submitted for the building permit 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 lot is significantly undersized for RAA zone and the position of the house towards the rear 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.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:20 pm.

Respectfully submitted,

*Kelly Ryan*

Administrator