

ZONING BOARD OF APPEALS OF RIDGEFIELD
APPROVED MINUTES OF MEETING

January 6, 2025

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on January 6, 2025. 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: Mark Seavy, Terry Bearden-Rettger, Alex Lycoyannis, Joseph Pastore and Sky Cole.

ROTATION OF ALTERNATES

The rotation for the meeting was first, Mr. Byrne, second, Mr. Cole, third, Mr. Stenko. Robert Byrnes was unable to attend the hearing. First alternate Robert F. Byrne was unable to sit, so Mr. Cole sat for Mr. Byrnes. The rotation for the next meeting will be the: first, Mr. Byrne, second Mr. Stenko; third, Mr. Cole.

CONTINUED APPLICATION

Application 24-036

Angela Kaufman

73 Nod Road

Applicant withdrew the variance application prior to the start of the hearing.

NEW APPLICATION

Application 25-001

Lions Creek Construction, agent for Jennifer Lynne

4 Blacksmith Ridge Road

Nathan Misbach represented Lions Creek Construction and the property owner Jennifer Lynne. Mr. Misbach stated that the proposed plans were to install a 13x7 spa pool in the side yard setback 29.7' from the property line. The lot was in the RAA zone with a required 35' setback. The property was 2 acres but with limited space for a pool due to the terrain and ledge located in the rear of the property. Additional hardships were listed as the location of the air-conditioning unit, generator and septic fields on the north side of the property.

Mr. Seavy asked why the pool could not be moved closer to the driveway, within the 35' setback, so a variance would not be needed. Mr. Misbach replied that the proposed plans already took 3-4 ft from the driveway and the owners needed the driveway space to back out and turn around. Mr. Cole said he measured the driveway and it was 41 ft., enough space to back cars in and out. Ms. Bearden-Rettger suggested installing an above-ground pool in the rear of the lot above the ledge. Mr. Misbach replied the proposed location was already 18 inches above grade and building on the ledge was risky and could collapse. Mr. Lycoyannis stated that it was not too difficult to move the proposed location over 6' and stated the listed hardships were more of an inconvenience and an alternate location existed for the pool.

A continuance was granted to the next ZBA meeting to allow Mr. Misbach to discuss the Board's concerns with his client.

ADMINISTRATIVE

The Board voted for approval of the December 16 meeting minutes.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:45 pm.

Respectfully submitted,

Kelly Ryan
Administrator