

ZONING BOARD OF APPEALS OF RIDGEFIELD
APPROVED MINUTES OF MEETING

March 24, 2025

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on March 24, 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, Alexander Lycoyannis, Robert Byrnes, Sky Cole and Michael Stenko.

ROTATION OF ALTERNATES

The rotation for this meeting was first, Mr. Byrne, second Mr. Stenko; third, Mr. Cole. Ms. Bearden-Rettger and Mr. Pastore were unable to attend. Mr. Byrne was unable to sit, so Mr. Cole sat for Mr. Pastore and Mr. Stenko sat for Ms. Bearden-Rettger. Thus, the rotation for the next meeting will be the same: first, Mr. Byrne; second, Mr. Stenko, third Mr. Cole.

NEW APPLICATION

Lauren Hanley
Application 25-005
12 Wooster Street

Owner Richard Phillips appeared for his wife, Lauren Hanley who was unable to attend. The application was for a 158 sq ft expansion of the existing mudroom. The extension would still maintain the current 16.8' setback to the front property line with no increase in the setback nonconformity. Hardships were listed as the house being built in 1920 prior to the enactment of zoning regulations, built close to the road with a brook running thru the lot. The lot was also 1 acre in the RAA zone. Prior to the hearing an abutting neighbor at 26 Wooster Street submitted a letter supporting the application.

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

ADMINSITRATIVE

The Board voted for approval of the February 3, 2025 meeting minutes.

Lauren Hanley
Application 25-005
12 Wooster Street

REQUESTED: a variance of Section 8.1.B.4.a., nonconforming structures, to allow an addition to a nonconforming house; for property in the RAA zone located at 12 Wooster Street.

DATES OF HEARING: March 24, 2025
DATE OF DECISION: March 24, 2025

VOTED: To Grant, a variance of Section 8.1.B.4.a., nonconforming structures, to allow an addition to a nonconforming house; for property in the RAA zone located at 12 Wooster Street.

VOTE: To Grant: 5 To Deny: 0

In favor
Byrnes, Cole,
Lycoyannis, Seavy, Stenko

Deny

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 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 house was built in 1920 close to the property line and predates zoning regulations. These factors, along with the presence of a brook on the undersized lot, creates hardships that justifies the granting of a variance in this case.
2. It is noted that the approved plans do not increase the nonconformity of the property.
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 7:15 pm.

Respectfully submitted,

Kelly Ryan
Administrator