

ZONING BOARD OF APPEALS OF RIDGEFIELD
APPROVED MINUTES OF MEETING

April 21, 2025

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on April 21, 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: Terry Bearden-Rettger, Alexander Lycoyannis, Robert Byrnes, Joseph Pastore and Michael Stenko.

ROTATION OF ALTERNATES

The rotation for this meeting was first, Mr. Byrne, second Mr. Stenko; third, Mr. Cole. Ms. Seavy was unable to attend and requested Mr. Stenko sit for him. Mr. Byrne observed the hearing but did not sit. Thus, the rotation for the next meeting will be: first, Mr. Byrne; second, Mr. Cole, third Mr. Stenko.

NEW APPLICATION

Kathryn Ritter

Application 25-007

43 Peaceable Street

Mark Repen appeared for his wife, Kathryn Ritter. The variance application was to allow a garage structure, recently constructed, to remain at 33.3, with gutters, in the RAA zone with a required 35' setback. The structure was originally planned at 39' from the setback, but was pushed back towards the property line approximately 18 inches after a buried utility conduit was discovered. Due to a portion of the rear property line being at an angle, the garage was now placed at 33.3' creating a 4+' difference from the originally planned 39'. Mr. Repen did not speak to zoning prior to deciding to move the structure back. Photos were submitted showing the buried conduit. An emailed letter from Eversource was submitted at the hearing explaining why a conduit was not permitted under a foundation. An updated survey with the 33.3' setback was also submitted. A board member noticed that an abutting neighbor listed on the survey no longer resided on that property. A continuance was discussed in order to notify the new neighbor.

No one appeared for or against the application. A continuance was granted until the next ZBA meeting so the administrator could notify the current neighbor.

ADMINISTRATIVE

The Board voted for approval of the March 24, 2025 meeting minutes.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:40 pm.

Respectfully submitted,

Kelly Ryan
Administrator