

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

June 16, 2025

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on June 16, 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, Robert Byrnes, Alex Lycoyannis and Sky Cole.

ROTATION OF ALTERNATES

The rotation for this meeting was first, Mr. Byrne, second Mr. Stenko; third, Mr. Cole. Mr. Pastore was unable to attend. Mr. Byrne was unable to sit for him. Mr. Cole sat again for the continued hearing and the new applications for Mr. Pastore. Thus, the rotation for the next meeting will be: first, Mr. Byrne; second, Mr. Stenko, third Mr. Cole.

NEW APPLICATIONS

Kyle Stupi

Application 25-009

16 Midrocks Road

Applicant asked to postpone the opening of the hearing until the next ZBA meeting.

Peter Seidenberg

Application 25-010

86 Pine Mountain Road

Mr. Seidenberg appeared again for his application. He updated the survey for his proposed deck extension and submitted copies to the Board for their review. The plans were revised to shorten the deck and keep the existing 13.8' setback to the rear property line. Hardships were listed as the odd shape of the undersized lot, 0.654 acres in the RAAA zone, and the position of the house on the lot.

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

Noel and Jennifer Roy

Application 25-011

115 High Ridge Avenue

Attorney Robert Jewell appeared for the applicants who were also present. Mr. Jewell presented to the Board a GIS map of the 3876 sq ft lot. The house built in 1977 was 1-story ranch in a predominately 2-story home area. The applicants purchased the home in 2017 and in 2019 started energy improvements to the home. During those improvements the contractor suggested enclosing the outdoor bilco style basement stairs as there was no interior access to the basement. This enclosure resulted in the lot going over the allowable coverage for the property by 44 sq ft. Therefore, a lot coverage variance was requested to allow the enclosure to remain.

Hardships were listed as the enactment of lot coverage regulations which allowed 1-story and 2-story houses to be treated the same. Mr. Jewell stated not being able to safely access the basement in inclement weather was a hardship and the enclosure made the stairway safer. Ms. Bearden-Rettger asked why the applicants did not check with Town officials before enclosing the stairs. Mr. Jewell replied it was an oversight by the contractor and a field decision.

Mr. Roy stated to the Board that his surrounding neighbors had no concerns or complaints about the enclosure.

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

Sarah Finucane, agent for Arleen Campbell
Application 25-012
101 Limekiln Road

Ms. Finucane appeared, along with her mother Arleen Campbell. The variance request was to add a second story to existing garage which was located 20’ from the side property line after a 1960 variance decision. The lot was vested in 1740 and limestone was formally mined on the property. Ms. Finucane stated the second story was to be used for workspace. She further stated she considered other locations on the lot for the workspace including new structures, but decided the second story on the garage was least disruptive to the property. Ms. Finucane stated that the second story would not change the footprint of the existing structure, however the submitted plans showed an upper-level deck and rear outdoor staircase. The Board questioned if this would effect the 20’ setback. She stated that the staircase was outside the 20’ setback but unsure about the decking. Ms. Finucane was also unsure if the gutters were included in the proposed setback. It was suggested that Ms. Finucane consult a surveyor and builder to confirm the setback to the garage with gutters and confirm the proposed setback to the deck and staircase.

No one appeared to speak for or against the application. A continuance was granted to the next ZBA meeting.

ADMINISTRATIVE

The Board voted for approval of the June 2, 2025 meeting minutes.

DECISIONS

Peter Seidenberg
Application 25-010
86 Pine Mountain Road

REQUESTED: a variance of Section 3.5.H., setbacks, to allow a deck enlargement within the minimum yard setback; for property in the RAAA zone located at 86 Pine Mountain Road.

DATES OF HEARING: June 2, 16, 2025

DATE OF DECISION: June 16, 2025

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow a deck enlargement within the minimum yard setback; for property in the RAAA zone located at 86 Pine Mountain Road.

VOTE: To Grant: 4 To Deny: 0

In favor
Bearden-Rettger, Cole,
Lycoyannis, Seavy

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 deck enlargement 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. This lot is undersized, .64 acres in the RAAA zone. This, combined with the odd shape of the lot and the position of the house on the lot, creates unusual hardship that justifies the grant of a variance in this case.
2. It is noted that the approved plans do not increase the setback 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.

Noel and Jennifer Roy
Application 25-011
115 High Ridge Avenue

REQUESTED: a variance of Section 3.5.F., maximum lot coverage, to allow an existing addition that exceeds the allowable lot coverage; for property in the RA zone located at 115 High Ridge Avenue.

DATES OF HEARING: June 16, 2025
DATE OF DECISION: June 16, 2025

VOTED: To Grant, a variance of Section 3.5.F., maximum lot coverage, to allow an existing addition that exceeds the allowable lot coverage; for property in the RA zone located at 115 High Ridge Avenue.

VOTE: To Grant: 4 To Deny: 1

In favor
Byrnes, Cole,
Lycoyannis, Seavy

Deny
Bearden-Rettger

The Board voted this action for the following reasons:

1. The property predates lot coverage regulations and is now subject to an inequitable application of such regulations. This creates an unusual hardship that justifies the granting of a variance in this case.
2. It is noted that the enclosure resulted in additional safety while using such staircase.
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 8:30pm.

Respectfully submitted,

Kelly Ryan

Administrator