

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

January 5, 2026

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on January 5, 2026. 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, Joseph Pastore, Alexander Lycoyannis, Michael Stenko and Michael Santini.

ROTATION OF ALTERNATES

The rotation for this meeting was first, Mr. Santini, second Mr. Stenko; third, Mr. Cole. Mr. Santini sat for Mr. Byrnes who was unavailable. Mr. Stenko sat for Ms. Bearden-Rettger who was unavailable. Thus, the rotation for the next meeting will be: first, Mr. Cole; second, Mr. Santini, third Mr. Stenko.

NEW APPLICATION

Doug MacMillan, agent for Michael and Suzanne McCormick
Application 26-001
159 High Ridge Avenue

Architect Doug MacMillan appeared for the applicants. The submitted plans were for a 1st floor addition to modernize the house. Current space would be converted to a bedroom with the kitchen and living room creating a bump out addition. A lower-level garage was also planned. The lot was slightly over 7500 sq ft and in the RA zone. The house was nonconforming to setbacks and lot coverage, variances for both were requested. The proposed plans would increase the lot coverage approximately 540 sq ft over the allowable amount. Mr. MacMillan stated the house was built in 1910 before the enactment of zoning regulations. The enactment of setback and lot coverage regulations created hardship for the property by restricting any means of expansion. The current garage was also too small to fit a vehicle. The house meets the setbacks for the R 7.5 zone. Board members reviewed the regulations for R 7.5 and R 20 zones. Three letters were submitted by neighboring properties at 161 High Ridge Avenue, 153 High Ridge Avenue and 7 Byron Avenue, all supported the granting of the application.

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

ADMINISTRATIVE

Meeting Minutes

The Board voted for approval of the December 8, 2025 meeting minutes.

DECISION

Doug MacMillan, agent for Michael and Suzanne McCormick
Application 26-001
159 High Ridge Avenue

REQUESTED: variances of Sections 3.5.H., Setbacks, 3.5.G, Floor Area Ratio, 3.5.F., Lot Coverage, to allow an addition within the minimum yard setback and over the allowable lot coverage and floor area ratio; for property in the RA zone located at 159 High Ridge Avenue.

DATES OF HEARING: January 5, 2026
DATE OF DECISION: January 5, 2026

VOTED: To Grant, variances of Sections 3.5.H., Setbacks, and 3.5.F., Lot Coverage, to allow an addition within the minimum yard setback and over the allowable lot coverage; for property in the RA zone located at 159 High Ridge Avenue

VOTE: To Grant: 5 To Deny: 0

In favor

Lycoyannis, Pastore
Santini, 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 lot was created in 1910 before the enactment of zoning regulations. The lot is .17 acres and up zoned now to the RA zone. This creates unusual hardship that justifies grant of variances 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 Chair adjourned the hearing at approximately 7:35 pm.

Respectfully submitted,

Kelly Ryan
Administrator