ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

October 19, 2026

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on October 19, 2026. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the regular meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Mark Seavy, Terry Bearden-Rettger, Joseph Pastore, Robert Byrnes, and Michael Stenko.

ROTATION OF ALTERNATES

Mr. Lycoyannis was unable to sit, so Mr. Stenko sat for him. Thus, the rotation for the next meeting will be: first, Mr. Cole; second, Mr. Santini, third Mr. Stenko.

NEW APPLICATION

Donald Kuhn, agent for Stephanie Johnson
Application 26-019
3 Standish Drive

Mr. Kuhn and David Gindeck of Laurel Rock appeared. The application was to add a 35 x 16 deck over an existing patio. The house and patio were already located within the setback with the house at 28.2' from the required 35' setback. The proposed deck would be 16.5' to the setback at the closest point. Applicants entered a landscape plan into the file that showed various proposed plantings. Hardships were listed as the small lot, 1.11 acres in the RAA zone and the position of the house on the far corner of the lot.

Mr. Stenko asked if applicants considered moving the proposed deck to the east to make the setback less nonconforming than the proposed 16.5'. Applicants stated that there was possible ledge to the east and were unsure if the deck could retain footings, as the grade raises in that area. Mr. Kuhn also stated the homeowners wish the entryway to the deck be off the kitchen as it is currently proposed. Board members suggested a walkway off the kitchen to the deck if placed further to the east.

A continuance was granted to allow the applicants to research and possibly revise plans to move the proposed location further out of the setback.

ADMINISTRATIVE
Meeting Minutes

The Board voted for approval of the September 14 and 28, 2026 meeting minutes.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 7:25 pm.

Respectfully submitted,

Kelly Ryan
Administrator