ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

November 2, 2026

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on November 2, 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, Alexander Lycoyannis, Robert Byrnes, and Michael Stenko.

ROTATION OF ALTERNATES

Mr. Stenko continued to sit for Mr. Lycoyannis on the continued application as noted below. No other alternates were needed. Thus, the rotation for the next meeting will be: first, Mr. Cole; second, Mr. Santini, third Mr. Stenko.

CONTINUED APPLICATION

This application was heard by Mr. Seavy, Ms. Bearden-Rettger, Mr. Pastore, Mr. Byrnes and Mr. Stenko.

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

Mr. Kuhn and David Gindeck of Laurel Rock again appeared. The original submitted application was to add a 35 x 16 deck over an existing patio. Mr. Stenko asked at the October 19 meeting if applicants would consider moving the proposed deck to the east to make the setback less nonconforming than the proposed 16.5'. A continuance was granted to allow the applicants to consider options.

Applicants presented a memorandum that outlined two separate proposals for the relocated deck along with a map of such locations and photos on the rear of the house. Both proposals presented obstacles including the bay window now being very low to the deck and constructing the deck above the ledge and large rock outcroppings located to the east of the house would result in the house windows being low on the deck. Due to these potential problems, applicants asked the Board to vote on the original submitted plans from the October 19 meeting. Hardships were again listed as the house and patio already being 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. Also listed was the small lot, 1.11 acres in the RAA zone and the position of the house on the far corner of the lot. Screening plantings have already been started for the neighboring property. A letter from the neighboring property at 5 Standish Drive was entered into the file supporting the application. No one else appeared for or against the application.

A Decision can be found at the end of these Minutes.

NEW APPLICATIONS

The new applications were heard by Mr. Seavy, Ms. Bearden-Rettger, Mr. Pastore, Mr. Byrnes and Mr. Lycoyannis.

Nicholas Johnson
Application 26-020
15 Ramapoo Hill Road

Mr. Johnson appeared for his application along with his architect Anthony Johnson. The submitted plans were to add a master bedroom to the 2nd floor over an existing porch and to add a front porch to the house. Hardships were listed as the lot being .36 acres in the

RAA zone and the lot being nonconforming to setbacks. The addition of stairs for the 2nd story addition would result in a further push back into the setback but would not increase the setback number to the property line, as it is flush with the house. Under the zoning regulations, the proposed front porch would result in approximately 7' into the setback over the allowable 20% projection. The proposed porch size would be considered safe for use. The proposal would put the porch at 24.2' from the property line. Applicants stated that gutters would not face the front property line and would be placed on the side of the porch to not increase the setback.
No one else appeared for or against the application. A Decision can be found at the end of these Minutes.

Eugene Pletner
Application 26-021
22 Nod Road

Mr. Pletner represented himself for his application. Photos of the house were introduced to the file. The property was subdivided in the 1940's or 1950's. A 2nd floor bedroom addition was being proposed by enclosing it within an existing 2nd floor deck. That portion of the house was already nonconforming to setbacks at 9.2' and would not change with the 2nd floor addition. Also proposed was enclosing an existing porch with only a slight increase of the footprint. That portion of the house was also currently nonconforming to setbacks.
Hardships were listed as the undersized lot, 1.67 acres in the RAA zone, the placement of the house in the corner of property and ledge throughout. Applicant confirmed that gutters were included on the submitted survey.
No one else 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 October 19, 2026 meeting minutes.

2027 Meeting Schedule
An item on the agenda was an administrative item: the approval of the 2027 meeting schedule. The following schedule was approved unanimously by the Board.

January	4
February	1
March	1 & 15
April	5 & 19
May	10 & 24
June	7 & 21
July	12 & 26
September	13 & 20
October	4 &18
November	1 & 15
December	6 & 13

DECISIONS

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

REQUESTED: a variance of Section 3.5.H., setbacks, to allow an addition of a deck within the property setback; for property in the RAA zone located at 3 Standish Drive.

DATES OF HEARING: October 19 and November 2, 2026
DATE OF DECISION: November 2, 2026

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow an addition of a deck within the property setback; for property in the RAA zone located at 3 Standish Drive.

VOTE: To Grant: 4 To Deny: 1

In favor	Deny
Byrnes, Pastore	Bearden-Rettger
Seavy, Stenko	

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 location of the house on the undersized lot, 1.11 acres in the RAA zone, along with the property's topography and presence of ledge creates hardship that justifies the granting of a variance 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.

Nicholas Johnson
Application 26-020
15 Ramapoo Hill Road

REQUESTED: variances of Section 3.5.H., minimum yard setbacks, and 3.6.B.2, yard setback exceptions, to allow a second story addition and an open porch within the property setback and over the allowable 20% projection; for property in the RAA zone located at 15 Ramapoo Hill Road

DATES OF HEARING: November 2, 2026
DATE OF DECISION: November 2, 2026

VOTED: To Grant, variances of Section 3.5.H., minimum yard setbacks, and 3.6.B.2, yard setback exceptions, to allow a second story addition and an open porch within the property setback and over the allowable 20% projection; for property in the RAA zone located at 15 Ramapoo Hill Road

VOTE: To Grant: 5 To Deny: 0

In favor	Deny
Bearden-Rettger, Byrnes, Lycoyannis	
Pastore, Seavy	

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 additions 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 property is nonconforming to setbacks and is severely undersized at .36 acres in the RAA zone. These factors create hardship that justifies the granting of a variance in this case.
2. It is noted that the open porch is sized to allow for safe use.
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.

Eugene Pletner
Application 26-021
22 Nod Road

REQUESTED: a variance of Section 3.5.H., minimum yard setbacks, to allow an existing deck to be enclosed and adding a covered porch to an existing deck; for property in the RAA zone located at 22 Nod Road.

DATES OF HEARING: November 2, 2026
DATE OF DECISION: November 2, 2026

VOTED: To Grant, a variance of Section 3.5.H., minimum yard setbacks, to allow an existing deck to be enclosed and adding a covered porch to an existing deck; for property in the RAA zone located at 22 Nod Road.

VOTE: To Grant: 5 To Deny: 0

In favor	Deny
Bearden-Rettger, Byrnes, Lycoyannis Pastore, Seavy	

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 additions 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 is undersized at 1.067 acres in the RAA zone. This, along with the location on the house on the lot, topography and existence of ledge, creates hardship that justifies the granting of a variance in this case.
2. It is noted that the approved plans will result in only a minimal increase in the setback nonconformity.
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 Chair adjourned the hearing at approximately 8:25 pm.

Respectfully submitted,

Kelly Ryan
Administrator