

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

October 2, 2023

NOTE: These minutes are intended as a rough outline of the web-based Zoom proceedings of the Board of Appeals on Zoning of Ridgefield held on October 2, 2023. Copies of recordings of the meeting may be obtained from the Administrator.

The Chairman called the meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Terry Bearden-Rettger, Sky Cole, Joseph Pastore, Alexander Lycoyannis and Robert Byrnes.

ROTATION OF ALTERNATES

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. Mr. Byrnes will be sitting for Mr. Seavy at Mr. Seavy's request. Thus, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes.

NEW APPLICATION

Application 23-016
Kevin Dunckley
46 Pin Pack Road

Mr. and Mrs. Dunckley appeared for their application. They stated to the Board that their plans showed a 2-story addition to the house. The garage would stay at the basement level, then a family room on ground level with bedroom addition on 2nd floor. The house was currently 36.6 ft from the front property line, the proposed addition placed the setback at 31 ft. Therefore, a setback variance was requested. The slightly undersized lot, 1.5 acres in the RAA zone and the location of the house on the front of the property were listed as hardships. It was noted that the house was not parallel to the property line and any addition would move the setback. Also, the back yard had much ledge and the septic system making any addition to the rear of the house difficult. Two neighbors of the applicant submitted approvals for the proposed plans.

No one appeared to speak for or against the application. A decision is found at the end of these minutes.

DECISION

Application 23-016
Kevin Dunckley
46 Pin Pack Road

REQUESTED: .

DATES OF HEARING: October 2, 2023
DATE OF DECISION: October 2, 2023

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow a 2-story addition to a single-family family residence within the minimum yard setback; for property in the RAA zone located at 46 Pin Pack Road.

VOTE: To Grant: 5 To Deny: 0

<u>In favor</u> Bearden-Rettger, Byrnes, Cole, Lycoyannis, Pastore,	<u>Deny</u>
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CONDITION:
This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, 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, and the plans submitted for the building 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 position of the house on the lot, towards the front and not parallel to the property line and the lot is undersized for the RAA zone creates a hardship. The presence of ledge in the rear of the property also creates an additional 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 the Town’s Plan of Conservation and Development and will have no negative impact on surrounding properties.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:20 pm.

Respectfully submitted,

Kelly Ryan

Administrator