

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

August 31, 2026

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on August 31, 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: Terry Bearden-Rettger, Robert Byrnes, Alexander Lycoyannis, Joseph Pastore, Michael Santini.

ROTATION OF ALTERNATES

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

NEW APPLICATIONS

Peter and Marianne Coffin

Application 26-014

71 West Lane

Mr. Coffin appeared for his application. He explained the application was for a kitchen expansion on his house that was built in 1890. The current kitchen was 10x12 and he would like to add 6' to make the kitchen eat-in. The lot was small, 0.3 acre in the RA zone. The house was currently nonconforming to setbacks at 20.3'. The proposed setback for the kitchen expansion was 15.5'. The odd shaped triangular lot was also listed as a hardship. An additional 140 sq ft was requested for the project. The lot was already over the allowable lot coverage from a previous variance, #03-039. Mr. Coffin stated to the Board that his lot was significantly smaller than most of the lots in his neighborhood. Mr. Coffin was aware that if approved, imperious surface drainage would need to be added to the property.

A letter in support of the application from the abutting property, 69 West Lane, was submitted to the file. Mr. Pastore noted that there were currently trees screening the two properties. Ms. Bearden-Rettger questioned granting additional variances to the property after the 2003 variance was granted also for setbacks and lot coverage. Other Board members stated that older houses had to evolve to basic modern standards like an eat-in kitchen.

No one else appeared for or against the application. A Decision can be found at the end of these Minutes.

Bryan Leibowitz

Application 26-015

28 Nod Road

Architect Doug MacMillan appeared for the application. The variance request was for a setback variance to allow a 2-story addition of a family room with an accessory dwelling unit above. The proposed addition would be 27' from the side setback in a required 35' in the RAA zone. Hardships were listed as the odd shaped triangular lot, a brook and septic system in the front of the property along with steep topography in the rear close to the proposed addition. An accessway to the neighboring property was the closest abutting property.

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

T&A Property Ventures LLC
Application 26-016
8 Rustic Road

Owner Tony Pina appeared for the application. A setback variance was requested for an addition to the house that had already been completed. Mr. Pina apologized for not obtaining building and zoning permits prior to beginning construction. The house was currently for sale with a contracted buyer. Mr. Pina said he believed, since previous variances were granted to the property, that additional permits were not needed. He built the current addition over an existing deck that was granted in variance 84-031. The current addition was less nonconforming than what was granted to the property in variance 19-013. In that variance, 605 sq. ft. was granted for an addition with a setback at 8.3', at its closest point. The current addition was 192 sq. ft with a setback at 10.7'. A decrease in the setback nonconformity that was granted in 19-014. Board members reviewed the 2019 decision and approved plans. Ms. Bearden-Rettger suggested an approval should include an abandonment of 19-013 so a future owner could not build what was approved previously.

A real estate broker representing the contracted purchaser appeared and stated the addition made the house wheelchair accessible to her clients.

No one else appeared for or against the application. A Decision can be found at the end of these Minutes

Garian Building and Remodeling Inc., agent for First Lien Capital LLC
Application 26-017
20 Flat Rock Drive

Craig Werman appeared for Garian Building and Remodeling. The company was retained to redo the house after a fire on the property several years ago. The submitted plans were to add a second story over the existing garage with no change in the existing footprint. Currently the setback for the garage and proposed addition above was 27.4' in the RAA zone with a required 35' setback. So, a setback variance was requested. Board members questioned if the survey submitted included the gutters since it was drafted by an architect. Mr. Werman and others present for Garian, could not confirm if the proposed setback included gutters.

Board members asked the applicant to return after confirming the setback number with the gutters included.

A Continuance was granted to the next ZBA meeting.

ADMINISTRATIVE
Meeting Minutes

The Board voted for approval of the July 6, 2026 meeting minutes.

DECISIONS

Peter and Marianne Coffin
Application 26-014
71 West Lane

REQUESTED: variances of 3.5.F., lot coverage and 3.5.H., setbacks, to allow an addition to a home within the property setback and over the allowable lot coverage; for property in the RA zone located at 71 West Lane.

DATES OF HEARING: August 31, 2026
DATE OF DECISION: August 31, 2026

VOTED: To Grant, variances of 3.5.F., lot coverage and 3.5.H., setbacks, to allow an addition to a home within the property setback and over the allowable lot coverage; for property in the RA zone located at 71 West Lane.

VOTE: To Grant: 4 To Deny: 1

<u>In favor</u>	<u>Deny</u>
Byrnes, Lycoyannis, Pastore, Santini	Bearden-Rettger

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 house was built in 1890 predating zoning regulations. The lot is undersized and oddly shaped. These factors create 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.

Bryan Leibowitz
Application 26-015
28 Nod Road

REQUESTED: a variance of Section 3.5.H., setbacks, to allow a 2-story addition to a single-family house within the minimum yard setback; for property in the RAA zone located at 28 Nod Road

DATES OF HEARING: August 31, 2026
DATE OF DECISION: August 31, 2026

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow a 2-story addition to a single-family house within the minimum yard setback; for property in the RAA zone located at 28 Nod Road

VOTE: To Grant: 5 To Deny: 0

<u>In favor</u>	<u>Deny</u>
Bearden-Rettger Byrnes, Lycoyannis, Pastore, Santini	

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 placement of the house on this odd shaped lot, along with the steep topography in the rear and location of a brook in the front of the property, 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.

T&A Property Ventures LLC
Application 26-016
8 Rustic Road

REQUESTED: a variance of 3.5.H., setbacks, to allow an addition to a single-family home to remain within the minimum yard setbacks; for property in the RA zone located at 8 Rustic Road.

DATES OF HEARING: August 31, 2026
DATE OF DECISION: August 31, 2026

VOTED: To Grant, a variance of 3.5.H., setbacks, to allow an addition to a single-family home to remain within the minimum yard setbacks; for property in the RA zone located at 8 Rustic Road.

VOTE: To Grant: 5 To Deny: 0

In favor
Bearden-Rettger
Lycoyannis, Pastore,
Santini

Deny
Byrnes

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 Board recommends the zoning enforcement officer issue a fine for not obtaining building and zoning permits prior to construction of the addition.
2. The previous variance granted to this property, #19-013 shall be abandoned.

The Board voted this action for the following reasons:

1. The same hardships listed in #19-013 continue to apply to this application. It is noted that the addition is less nonconforming than what was previously granted and the current addition resulted in a decrease in the setback nonconformity.
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 8:10 pm.

Respectfully submitted,

Kelly Ryan
Administrator