

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

September 28, 2026

NOTE: These minutes are intended as a rough outline of the proceedings of the web-based zoom proceedings of Board of Appeals on Zoning of Ridgefield held on September 28, 2026. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the web-based special meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Mark Seavy, Terry Bearden-Rettger, Robert Byrnes, Alexander Lycoyannis, Michael Santini.

ROTATION OF ALTERNATES

Mr. Santini continued to sit for this continued application in the absence of Mr. Pastore. Thus, the rotation for the next meeting will be: first, Mr. Stenko; second, Mr. Cole, third Mr. Santini.

CONTINUED APPLICATION

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

Craig Werman appeared again for Garian Building and Remodeling. The hearing was continued from the September 14 meeting to allow the administrator to notify the Town of Lewisboro of the pending application. The property was boarding Lewisboro. The certified mailing of such notice was sent to Board members prior to the hearing. Hardships again were listed as the position of the house on the narrow lot and the topography in the rear of the lot near the garage. Applicant confirmed the new proposed setback included the eaves and gutters on the structure. No one appeared for or against the application. A Decision is found at the end of these minutes.

DECISION

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

REQUESTED: a variance of Section 3.5.H., setbacks, to allow a 2nd story addition above an existing garage within the minimum yard setback; for property in the RAA zone located at 20 Flat Rock Road.

DATES OF HEARING: August 31, September 14, September 28, 2026
DATE OF DECISION: September 28, 2026

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow a 2nd story addition above an existing garage within the minimum yard setback; for property in the RAA zone located at 20 Flat Rock Road.

VOTE: To Grant: 5 To Deny: 0

In favor
Bearden-Rettger
Byrnes, Lycoyannis,
Seavy, Santini

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 position of the house on the narrow lot, along with the topography in the rear of the lot, 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.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 7:05 pm.

Respectfully submitted,

Kelly Ryan
Administrator