

Ganesh Natarajan and Shiela Subramanian  
19 Walnut Hill Road  
Ridgefield, CT 06877

March 4, 2024

**Variance Application #24-006 - 19 Walnut Hill Road**

“For variances of Sections 3.5H., and 8.1B.4., nonconforming structures, to allow the replacement of a legally nonconforming shed with a detached garage located within the minimum required setback for property in the RAAA zone located at 19 Walnut Hill Road””

Owners' Statement:

1. We have lived in Ridgefield since 2004 and at 19 Walnut Hill Road since 2010 and have raised 3 children in this home.
2. To remind the Board, we live in a one-acre parcel in a three-acre zone. The small lot and odd triangular shape presents an unusual hardship that makes it impossible to place a garage anywhere else than we have requested.
3. In 2011 we were granted a Variance 11-054 on 11/08/2011 allowing us a 25-foot setback for outdoor storage shed near our driveway on the north-side of our property.
4. We are asking to remove the existing shed and replace it with a detached 2 car garage while respecting the 25-foot setback we were legally granted above. We have loved living in the house for 14 years, but it has become a true hardship to continue to do so without a garage.

Examples of hardship include:

- Health and Safety - Ganesh took a serious fall on the ice while trying to access the car after a storm.
- Vehicle Damage - falling branches, acorns, and most recently our basketball hoop fell on our car during inclement weather (photo enclosed)
- Employment - Ganesh and Shiela are both physicians who are required to be available in emergent settings, despite severe weather

5. We have gone to great length and personal expense to purchase full architectural plans and updated surveys ahead of being granted this variance to make sure we can respect our current setback of 25-feet. We have tried to be considerate of our neighbors by planting 20 Arbor Vitae trees (photos enclosed) for screening. We must also mention that our builders said it would be easier and less costly to build further from the existing house but since it would increase the nonconformity, we declined out of respect to our neighbors.
6. We believe that the addition of a 2 car garage is in keeping with the charm and character of our street. Every house on our street near us has a garage except ours. Our neighbor at 34 Walnut Hill Road recently built a 2 car attached garage which also required a variance for nonconformity.
7. We feel the addition of a 2 car garage will improve property value, not just for us, but for surrounding homes as well.

8. We would like to thank the support from our next door neighbors at 3 Walnut Hill Road, as well as Debi Orr, our realtor and friend who sold us our home in 2010.

Thank you and Respectfully,

***G.C.N.***

***S.V.S***

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