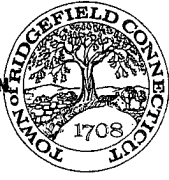


DONNELLY, MCNAMARA & GUSTAFSON
P O BOX 2006
RIDGEFIELD, CT 06877



TOWN OF RIDGEFIELD
Zoning Board of Appeals



Doc ID: 002995750002 Type: LAN

BK **1068** PG **35-36**

September 20, 2018

VIA CERTIFIED MAIL

Robert Jewell
Donnelly, McNamara & Gustafson, PC
PO Box 2006
Ridgefield, CT 06877

Dear Mr. Jewell,

Appeal No. 18-015 Petition of Boys and Girls Club of Ridgefield, Inc.
Property Located at 41 Governor Street

In a special session of the Board of Appeals on Zoning of Ridgefield, held on September 17, 2018 the following action was voted on your petition:

VOTED: To Grant, variances of Sections 3.5.F., lot coverage and 3.5.G., floor area ratio, to allow construction of an addition that will exceed the permitted lot coverage and floor area ratio; for property in the RA zone located at 41 Governor Street.

VOTE: To Grant: 5 To Deny: 0

CONDITION:

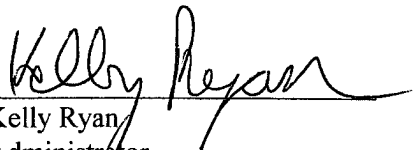
This action is subject to the following conditions that are an integral and essential part of the decision. Without these conditions, the variances would not have been granted:

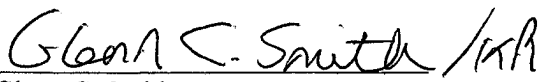
1. The addition shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision, and the plans submitted for the building application shall be the same as those submitted and approved with the variance application.
2. The proposed outdoor arts program space will not be used after 8pm.

The Board voted this action for the following reasons:

1. The property is in the RA residential zone but not a residential use. The lot coverage and floor area ratio regulations the property is subject to were intended for residential use. This creates an unusual 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.

66 Prospect Street • Ridgefield, Connecticut 06877
Phone: (203) 431-2786 • Fax: (203) 431-2737


Kelly Ryan
Administrator


Glenn C. Smith
Chairman

EFFECTIVE: Date filed with Town Clerk
Date Recorded by Town Clerk:

Received for Record at Ridgefield, CT
On 11/09/2018 At 12:53:58 pm


Town Clerk

cc: Richard Baldelli
Boys and Girls Club of Ridgefield Inc.