

21029



**RIDGEFIELD BOARD OF APPEALS ON ZONING**  
Town Hall Annex, 66 Prospect Street  
Ridgefield, Connecticut 06877  
Phone: (203) 431-2786 Fax: (203) 431-2737  
E-Mail: zba@ridgefieldct.org

**APPLICATION FOR VARIANCE**

Date December 6, 2021

- 1) Applicant Patricia Minskoff and Michael Breede  
Address 57 Golf Lane Ridgefield, CT 06877
- 2) Premises Located at: 57 Golf Lane  
Closest cross street or nearest intersecting road: Lewis Drive
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 4) Tax Assessor Map No: D17-0061
- 5) Zone in which property is located RAA Area of Lot (acres) 1.244 ac. +/-
- 6) Dimensions of Lot: Frontage 225 ft +/- Average Depth 230 ft +/-
- 7) If this is residential property: single family \_\_\_\_\_ multi-family
- 8) Does this proposal involve the demolition of an existing building? Yes  No \_\_\_\_\_
- 9) Is property within 500 feet of Danbury, Wilton, Redding? NO  
Is property within 500 feet of New York State? NO
- 10) Have any previous petitions been filed on this property? YES  
If so, give dates and/or variance numbers: 68-032 & 68-038
- 11) Is this property subject to any wetlands, conservation or preservation restriction? Not of record
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested:  
Applicant is seeking a variance to allow the continuing use of a previously-approved accessory dwelling unit on a property that is no longer owner-occupied.

Signature of Owner \_\_\_\_\_  
Or Signature of Agent AGENT  
DONNELLY, MCNAMARA & GUSTAFSON  
P O BOX 2006  
RIDGEFIELD, CT 06877

Mailing Address \_\_\_\_\_ Phone No. 438 6534  
E-Mail Address (optional) \_\_\_\_\_

ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Patricia Minskoff and Michael Breede

PROPERTY ADDRESS: 57 Golf Lane

ZONING DISTRICT: RAA

PROPOSAL:

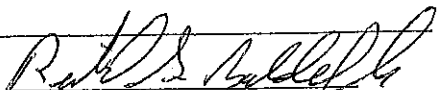
to allow an Accessory Dwelling Unit on  
a premises, where is the owner of the  
property does not reside on the premises

DATE OF REVIEW: 12/6/2021

ZEO COMMENTS:

Please note that based on the information provided by the applicant, this proposal would fail to meet the following zoning requirements.\*\*

3.3. B. 2d,

  
Richard Baldelli  
Zoning Enforcement Officer

**\*\*NOTE:**

*The information on this form is to guide the variance applicant and the Zoning Board of Appeals regarding a variance application and is based upon representations made by the applicant.*

*A full review of an application for a zoning permit may reveal additional zoning requirements that are not met by the proposal.*

*This guide shall not be considered an order, requirement or decision as delineated in Section 8-6 of the Connecticut General Statutes.*

*The petitioner/applicant shall be responsible for any decision made in reliance on this form and it shall not create liability on the part of any officer of the Town of Ridgefield.*

**DONNELLY, McNAMARA & GUSTAFSON, P.C.**

ATTORNEYS AT LAW

150 DANBURY ROAD

P. O. BOX 2006

RIDGEFIELD, CONNECTICUT 06877-0906

(203) 438-6534

FACSIMILE (203) 438-1283

**REX E. GUSTAFSON**

**ROBERT R. JEWELL**

**JOSEPH H. DONNELLY**

**(1930-1992)**

December 6, 2021

Kelly Ryan, Administrator  
Ridgefield Zoning Board of Appeals  
66 Prospect Street  
Ridgefield, CT 06877

RE: VARIANCE APPLICATION BY PATRICIA MINSKOFF & MICHAEL BREEDE  
FOR PROPERTY AT 57 GOLF LANE, RIDGEFIELD, CT

Dear Kelly:

I represent Patricia Minskoff and Michael Breede (the "Applicant"), the owners of 57 Golf Lane, Ridgefield, Connecticut (the "Premises"). The Applicant is seeking approval to allow the continuing use of the accessory dwelling unit within the detached garage on the Premises. The Applicant obtained special permit approval for the unit in 2012 (see attached resolution of approval) while the Premises was their principal residence. They have since moved next door to 35 Golf Lane but still own the Premises. Currently, accessory dwelling units are only permitted on owner-occupied properties.

The application includes the following: (1) The signed application form; (2) Authorization letter from the Applicants; (3) Site plans and architectural plans for the proposed expansion; and (4) A check in the amount of \$325.00 representing the application fee.

Please accept this application and schedule the public hearing for the next available date. Please contact me should you need any additional information.

Respectfully submitted,

  
Robert R. Jewell

encl.



**TOWN OF RIDGEFIELD**  
Planning & Zoning Commission

**ADOPTED RESOLUTION OF APPROVAL  
APPLICATION FOR SPECIAL PERMIT**

**Special Permit for Accessory Apartment**

**57 Golf Lane**

**Owners: Patricia Minskoff and Michael Breede**

**Appl.: Michael Breede**

**Auth. Agent: John M. Doyle, AIA, LEED AP**

**File #2012-088-SP**

**RESOLVED TO APPROVE**, application for Special Permit under Sec. 9.2 as required in Sec. 3.3.D of the zoning regulations, to authorize the use of an existing accessory dwelling within a detached garage (unrestricted as to age or affordability) on property located at **57 Golf Lane** in the RAA zone, with the following conditions and stipulations:

1. Except as modified by this approval, the apartment shall conform to the drawings and photographs submitted with the application and to all other applicable requirements in Sec. 3.3.D of the zoning regulations.
2. In accordance with Sec. 3.3.D.1.d of the zoning regulations, the owner shall certify by sworn affidavit, and shall annually update and submit an affidavit to the Planning and Zoning Office on or prior to January 31 of each calendar year and prior to any transfer of ownership, that the owners are occupants of either the single family dwelling or the accessory apartment.
  - a. The affidavit must be filed with the Planning and Zoning Office prior to the issuance of any zoning permit, and in order for the Special Permit to be "in effect".
3. As represented by the applicant and in conformance with the zoning regulations, the accessory dwelling shall have only one bedroom.
4. The applicant is responsible for obtaining all permits and approvals required by applicable town agencies for building construction and use of the space as a residential dwelling unit.
5. Prior to the issuance of any zoning permit for renovations and construction in conjunction with this approval, the Special Permit shall be filed on the Land Records of the Town Clerk of the Town of Ridgefield. A photo-copy of the filed document shall be submitted as part of the Development Permit Application in the land use offices.
6. In evaluating this application, the Commission considered the documentation and information presented by the applicant and the authorized agent. If any of this information proves to be false, deceptive, misleading and/or inaccurate, the permit may be modified, suspended or revoked.

**Reasons:** In granting this special permit, the Planning and Zoning commission states that the application complies with the requirements of Sec. 9.2.A.5 of the zoning regulations and that construction of the accessory dwelling under the terms of the Special Permit will not exert a detrimental effect on the neighborhood or the district.

Adopted: 11/13/12  
Published: 11/21/12  
Effective: 11/22/12

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[www.ridgefieldct.org](http://www.ridgefieldct.org)