



TOWN OF RIDGEFIELD
Zoning Board of Appeals

December 18, 2001

Attorney Rex E. Gustafson
Donnelly, McNamara & Gustafson
PO Box 2006
Ridgefield, CT 06877

Dear Attorney Gustafson,

Appeal 01-072 - Petition of Charles A. Knoche
Property Located at 6 Greenfield Avenue

In open session of the Board of Appeals on Zoning of Ridgefield, held on December 17, 2001, the following action was voted on your petition:

VOTED: To Grant, with conditions, variances of Sections 404.0C(1) and (2), lot size and area, 404.0D density, 404.0E, lot coverage, and 404.0G, setbacks, to allow the construction of a garage closer to the lot lines and with greater lot coverage than permitted, on an undersized lot; for property situated in the R-20 zone and located at 6 Greenfield Avenue.

VOTE: To Grant: 5 To Deny: 0

CONDITION:

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

1. The garage shall be constructed exactly as shown on modified plans submitted to the board on 12/17/01, entitled: "Knoche Residence, 6 Greenfield Avenue, Ridgefield, CT - Garage Floor Plans and Elevations, Drawing A-2B", prepared by MacMillan Architects and dated 9/26/01 revised to 12/17/01.
2. There shall be no plumbing or heating in the garage structure, and no occupancy.

The board voted this action for the following reasons:

1. The house and garage on this property were constructed in 1920, long before zoning in Ridgefield. The enactment of the zoning ordinance and subsequent changes to that ordinance, which made this property nonconforming in terms of its lot size, setbacks and coverage, represent an unusual hardship that justifies the grant of the variances requested in this case.
2. Unusual hardship is also found in the location of the existing dwelling on the lot which limits the siting of the garage. The proposed expansion is reasonable to bring the garage up to current standards, and does not come closer to the property line than the existing structure.
3. Since the garage is in an unsafe condition, the proposal will improve the public health, safety and welfare. Since other properties in the vicinity have similar setbacks, or in some cases no setbacks, the proposal is in harmony with the general scheme of development in the area.

Marjorie Tippet
Marjorie Tippet
Administrator

Charles E. Creamer
Charles E. Creamer
Chairman

CERTIFIED MAIL

EFFECTIVE: Date filed with Town Clerk

cc: Richard Baldelli
P&Z Commission
Charles Knoche
Mrs Lowe

Date Recorded by Town Clerk:

Town Clerk