



ZONING BOARD OF APPEALS
APRIL 7, 2021 7:00 pm
MEETING AGENDA

Register in advance for this Zoom meeting:

https://us02web.zoom.us/webinar/register/WN_hVyawtIdRnKnDUmF4jTRFw

Meeting materials can be found at:

<https://www.ridgefieldct.org/node/6663/agenda>

NEW APPEALS:

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|--------|---|
| 21-007 | Application of Theodore Schimenti
466 Ridgebury Road |
| 21-008 | Application of James Prusko, agent Robert Jewell
188 Main Street |
| 21-009 | Application of The Ridgefield Theatre
37 Halpin Lane |

LEGAL NOTICES:

Appeal No. 21-007 – Application of Theodore Schimenti

For a variance of Section 3.5.H., setbacks, to construct a 2-story, 2-car garage within the minimum yard setback; for property in the RAAA zone located at 466 Ridgebury Road.

Appeal No. 21-008 – Application of James Prusko

For variances of Sections 3.5.F., lot coverage, 3.5.G., floor area ratio, 3.2.B.1., residential uses, and 8.1.A.3., nonconforming uses, to construct an addition to a single-family residence on a lot with more than one residence where the addition will exceed the permitted lot coverage and floor area ratio; for property in the RA zone located at 188 Main Street.

Appeal No. 21-009 – Application of The Ridgefield Theatre Barn

For variances of Sections 4.3.E.3., maximum coverage for special permit uses and 4.3.E.4.C., minimum yard setbacks, to allow expansion of building closer to the front yard setback than permitted and to increase the lot coverage on a parcel beyond the permitted lot coverage; for property in the ARHD-1 zone located at 37 Halpin Lane.

Anyone requiring special accommodations due to disability is asked to contact the ZBA office at 203-431-2786 at least 48 hours prior to the meeting.

KELLY RYAN
ADMINISTRATOR