



**ZONING BOARD OF APPEALS**  
**MARCH 7, 2022 7:00 pm**  
**MEETING AGENDA**

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_pYohPYpdRn6fLhCfxIvgqw](https://us02web.zoom.us/webinar/register/WN_pYohPYpdRn6fLhCfxIvgqw)

After registering, you will receive a confirmation email containing information about joining the webinar.

Meeting materials can be found at:

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

The Zoning Board of Appeals will hold its March 7, 2022 meeting remotely using video technology in real time. Not less than twenty-four hours prior to this meeting, the public upon written request submitted to the office at 66 Prospect Street or email at [zba@ridgefieldct.org](mailto:zba@ridgefieldct.org) can be provided with the electronic equipment, at a Town facility, necessary to attend such meeting.

Policy: "Zoning Board of Appeals meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility."

**NEW APPLICATIONS:**

- |        |   |
|--------|---|
| 22-003 | Application of Ridgefield Theatre Barn<br>Property located at 37 Halpin Lane                        |
| 22-004 | Application of Boys and Girls Club<br>Of Ridgefield, Inc.<br>Property located at 41 Governor Street |
| 22-005 | Application of 258 North Street LLC<br>Property located at 258 North Street                         |

**LEGAL NOTICES:**

**Application 22-003 – 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 closer than permitted and increase the lot coverage on a parcel beyond the permitted lot coverage; for property in the ARHD-1 zone located at 37 Halpin Lane.

**Application 22-004 – Boys and Girls Club of Ridgefield, Inc.**

For 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.

**Application 22-005 – 258 North Street LLC**

For a variance of Section 3.5.H., setbacks, to allow a 24'x 24' detached 2-car garage to be located within the minimum yard setback; for property in the RAA zone located 258 North Street.

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