



**ZONING BOARD OF APPEALS**  
**OCTOBER 3, 2022 7:00 pm**  
**MEETING AGENDA**

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_JWdHaFpbSFCMkt-GtWr\\_VA](https://us02web.zoom.us/webinar/register/WN_JWdHaFpbSFCMkt-GtWr_VA)

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 a special meeting October 3, 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:**

22-017	Steven G. Smith & Lynn M. Smith 2 Craigmoor Road North
22-018	Russ Neumann - Prime Real Property, LLC 6 Greenfield Avenue
22-020	Chris and Jenny Monzon 299 Old Stagecoach Road
22-021	Bill Craig 5 Cranberry Lane
22-022	Richard Liontonia 81 Whipstick Road

**ADMINISTRATIVE:**

Board discussion regarding in-person public hearings.

**LEGAL NOTICES:**

**Application 22-017 – Steven G. Smith and Lynn M. Smith**

For a variance of Section 8.1.B.4.a., nonconforming structures, 3.5.F., maximum lot coverage, 3.5.G., maximum floor area ratio, to allow a 2<sup>nd</sup> floor addition to a nonconforming existing garage; for property in the RA zone located at 2 Craigmoor Road North.

**Application 22-018 – Russ Neumann – Prime Real Property, LLC**

For variances of Sections, 3.5.H., setbacks and 3.5.F., lot coverage, to construct a front porch and rear addition that does not meet the minimum yard setback and allowable lot coverage; for property in the R-20 zone located at 6 Greenfield Avenue.

**Application 22-020 – Chris and Jenny Monzon**

For a variance of Section 3.5.H., setbacks, to allow a garage addition within the minimum yard setback; for property in the RAA zone located at 299 Old Stagecoach Road.

**Application 22-021 – Bill Craig**

For a variance of Section 3.5.H., setbacks, to allow a garage addition within the minimum yard setback; for property in the RA zone located at 5 Cranberry Lane.

**Application 22-022 – Richard Liontonia**

For a variance of Section 3.5.H., setbacks, to allow 2-story addition within the minimum yard setback; for property in the RAA zone located at 81 Whipstick Road.

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