

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

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN 36uKFHp-QPmEfysznxdGsA

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 September 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 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."

CONTINUED APPLICATION:

22-015 Application of Thomas Montanari

d/b/a 58 Prospect Ridge LLC

Property located at 58 Prospect Ridge

62 East Ridge

NEW APPLICATIONS:

22-017 Steven G. Smith & Lynn M. Smith

2 Craigmoor Road North – **POSTPONED until**

a future meeting date

22-018 Russ Neumann - Prime Real Property, LLC

6 Greenfield Avenue

- POSTPONED until 10/3/22 ZBA Meeting

22-019 Chris Ferrara

20 South Shore Drive

LEGAL NOTICES:

Application 22-015 - Thomas Montanari d/b/a 58 Prospect Ridge LLC

For variances of Sections, 3.3.A.2., garage spaces, 3.5.C., density, 3.5.F., maximum lot coverage, 3.5.G., maximum floor area ratio, 3.5.H., setbacks, to allow 5 single-family homes on a lot that

will not meet the dimensions standards and maximum allowed garage spaces; for property in the RA zone located at 58 Prospect Ridge and 62 East Ridge.

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

For a variance of Section 8.1.B.4.a., nonconforming structures, to allow a 2nd 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.

<u> Application 22-019 – Chris Ferrara</u>

For a variance of Section 3.5.H., setbacks, to allow an addition with roof overhangs that are located within the minimum yard setback; for property in the RAAA zone located at 20 South Shore Drive.

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