

# LARS EDEEN, JR., ESQ.

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September 15, 2022

Ridgefield Zoning Board of Appeals  
66 Prospect Street  
Ridgefield, CT 06877

Re: 2 Craigmoor Road North, Ridgefield, CT 06877  
Variance Application #22-017

Dear Board Members:

I am writing to you on behalf of the homeowners of the above referenced property, Steven and Lynn Smith, in response to a letter you received from Barbara Hartman. The 2 issues raised by the Ranger of Richardson Park, should not be of concern.

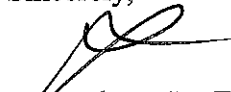
First, the Smiths have had a five trees removed from their lot previously. They obtained proper approvals for the removal. It is their intention that they would apply for any additional permits for any additional trees.

Secondly, the homeowners have no intention of installing any bathrooms, kitchens or other apartment amenities to make an apartment in the second floor of the garage addition. Their sole purpose for the variance is to create more storage space because their home does not have a basement and their new air handler takes up much of the attic space in the home.

These homeowners have followed all protocols and received all proper permits and permissions for any and all work they have done to date. They intend to continue to do things properly for the variance (#22-017) they applied for with your board.

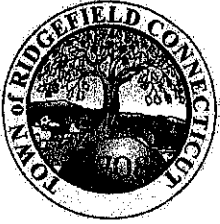
Should you have any questions, please do not hesitate to contact me.

Sincerely,



Lars Edeen, Jr., Esq.





# WETLANDS PERMIT

Planning & Zoning Department - Town Hall Annex  
66 Prospect Street Tel. (203) 431-2766 Fax: (203) 431-2737  
Town of Ridgefield

**Permit No.:** IW-22-32

**Property Owner:** SMITH LYNN SMITH STEVEN G

**Owner's Address:** 2 CRAIGMOOR ROAD NORTH RIDGEFIELD , CT 06877

**Property Address:** 2 CRAIGMOOR RD NORTH

**Zone:** RA

**Lot Size:** 0.28

**Town Clerk Map No.:** /

**Lot No.:** C09-0095

**Lot Frontage:**

**Project Description:**

remove five trees

**Conditions of Approval:**

**Agent Approval Date:** July 28, 2022

**Inland Wetland Agent**

To:

In accordance with Sections 8-3i and 22a-42f of the Connecticut General Statutes, please be advised that the undersigned has/have filed an application with the Zoning Board of Appeals of the Town of Ridgefield, as follows:

Appeal Dated: August 5, 2022

Property Located at: 2 Craigmor rd No  
Ridgefield Ct 06877

Proposed Activity: requesting a variance for a second floor  
on existing garage. as we have no  
storage areas and no basement.

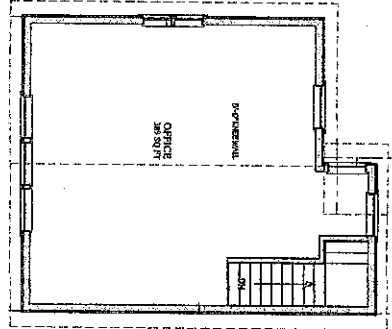
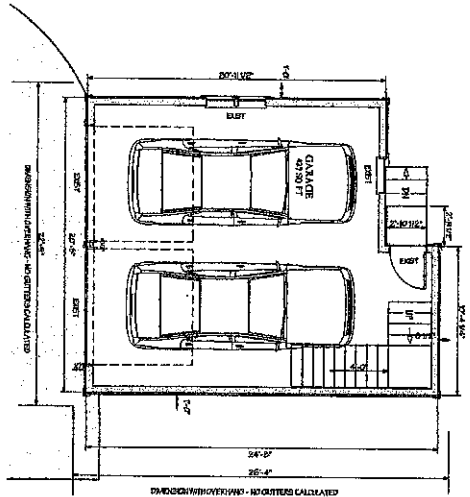
Signed Lynna M. Smith

Date August 8, 2022

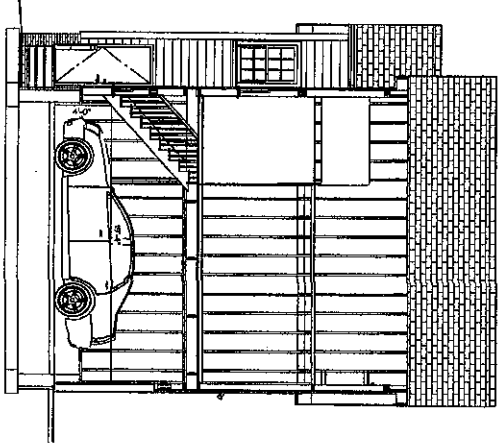
Name (Print) Lynna M. Smith

Address 2 Craigmor Road N.  
Ridgefield Ct 06877

Daytime Phone # 203 475 4155



- WALL LEGEND**
- DISMO - WALL TO BE REMOVED
  - EXISTING - WALL TO REMAIN
  - NEW - STUCCO WALL & O.C.
  - LOW WALL
  - NEW CONC. WALL
  - NEW CONC. BLOCK WALL



**A-2**

DATE	10/15/03		
DRAWN BY	Yvonne France		
CHECKED BY	DAVID BARNE		
DATE	10/15/03		
BY	DAVID BARNE		
REVISIONS			
NO.	1	REVISED	
DATE	10/15/03	BY	DAVID BARNE
SCALE	AS SHOWN		
DATE	10/15/03		
BY	DAVID BARNE		

Steve and Lynn Smith  
2 Craigmere Rd. North  
Ridgefield, CT 06877

**PROPOSED FIRST FLOOR PLAN**

NOTES

904 Ethan Allen Hwy.,  
Ridgefield, CT 06877  
Office 203.431.9104  
Fax 203.431.5798  
www.dbarnc.com

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