

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

NOVEMBER 1, 2021

NOTE: These minutes are intended as a rough outline of the web-based Zoom proceedings of the Board of Appeals on Zoning of Ridgefield held on November 1, 2021. Copies of recordings of the meeting may be obtained from the Administrator at cost.

The Chairman called the web-based special meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Carson Fincham (Chair), Robert Byrnes, Mark Seavy, Terry Bearden-Rettger, and Joseph Pastore.

ROTATION OF ALTERNATES

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. Mr. Cole was unable to sit for the new applications and asked Mr. Brynes to sit for him. Thus, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Stenko; third Mr. Brynes.

CONTINUED APPLICATION

Application No. 21-021

Paul Harris

26 Old Washington Road

The applicant withdrew his application prior to the hearing.

NEW APPLICATION

Application No. 21-025

Andrew Tar

41 Caudatowa Drive

Applicants Andrew and Kylie Tar appeared for their application. The stated to the Board that they were requesting a setback variance to construct a box attached to their home for a chimney and fireplace in their living room. The existing setback was 30.5' from the lot line, the proposed box for the chimney would place the setback at 27.5'. The lot was in the RAA zone and 1.33 acres. Mr. Tar stated that he discussed the plans with some surrounding neighbors and they were in favor of their plans. Mr. Tar also stated, that the house, built in 1964 was likely upzoned to the RAA zone.

No one appeared to speak for or against the application and the hearing was concluded. A decision can be found at the end of these minutes.

DECISION

Application No. 21-025

Andrew Tar

41 Caudatowa Drive

REQUESTED: a variance of Section 3.5.H., setbacks, to construct an addition to a single-family home within the minimum yard setback; for property in the RAA zone located at 41 Caudatowa Drive.

DATE OF HEARING: November 1, 2021

DATE OF DECISION: November 1, 2021

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to construct an addition to a single-family home within the minimum yard setback; for property in the RAA zone located at 41 Caudatowa Drive.

VOTE: To Grant: 5 To Deny:

In favor

Bearden-Rettger, Byrnes
Fincham, Pastore, Seavy

Opposed

CONDITION:

This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The addition shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision, and the plans submitted for the building application shall be the same as those submitted and approved with the application for variance.

The Board voted this action for the following reasons:

1. The up-zoned 1.3-acre lot located in the RAA zone, along with the odd shape of the lot, and the placement of the existing house at one far end of the lot, each creates an unusual hardship that justifies the granting of a variance in this case.
2. The proposal is in harmony with the general scheme of development in the area and the Town's Plan of Conservation and Development and will have no negative impact on surrounding properties.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:30 pm.

Respectfully submitted,

Kelly Ryan
Administrator