

## Wallingford Zoning Board of Appeals

April 20, 2026

7:00 p.m.

Room 315

Town Hall – 45 South Main Street

### Minutes

**Present:** Thomas Wolfer, Chairman; Bruce Conroy, Vice Chair; Robert Gross, Secretary; Board Members: Karen Raddatz; Raymond Rys; Robert Prentice; Chris Larocque; and Kevin Pagini, Town Planner.

Chairman Wolfer called the meeting to order at approximately 7:00 p.m. The Pledge of Allegiance was recited.

Voting members tonight are *Conroy, Gross, Rys, Raddatz, and Chairman Wolfer*.

Chairman Wolfer noted that tonight's decisions will be published in the Record-Journal on Friday, April 24, 2026. The effective date of your variance will be Friday, April 24, 2026, the date a certified copy is recorded on the land records. The statutory 15-day appeal period will expire on Sunday, May 10, 2026. If you commence operations and/or construction during the appeal period, you do so at your own risk.

Chairman Wolfer announced that the Board has received and accepted the resignation of Joseph Rusczek. He served the Board for 12 years, the last two years as Chair. This Board and the Town of Wallingford thank him for his dedication. Karen Raddatz has been appointed to finish out his term.

### **PUBLIC HEARINGS**

#### **1. #26-006 – *Special Exception Request/Renda/102 Ridgetop Road***

Mr. Gross read the staff notes into the record. The applicant seeks a total garage area of 1,384 sq. ft., where a maximum of 936 sq. ft. is permitted, and 484 sq. ft. exists to construct a 900 sq. ft. detached garage at 102 Ridgetop Road in an R-18 District. The dwelling predates zoning, and the existing garage of 484 sq. ft. is an attached, smaller-than-average 2-car garage. The detached garage is proposed to be appropriately and compliantly located in the Southeast corner of the property, 10 ft. from the side and rear boundaries. Upon final building plan submission, the applicant will need to amend the design specifications for compliant height requirements. The applicant could reduce the wall height of the garage by 1 ft. or lessen the pitch of the proposed roof to less than 6/12 in order to comply with the 15 ft. height maximum. The requested area is not in question and is commonly approved in similar Special Exception applications. As depicted on the submitted rendering, the height would be 15.75 – 16 ft., exceeding the max. The Board may and should condition any approval on the 15 ft. height maximum.

Bill Renda, owner, explained that he needed the space for his three classic Cadillacs. This will give him room to work on them and get them ready to show.

Mr. Larocque asked how he would access the new garage. Mr. Renda replied that he would use the existing driveway and go around the side of the garage. He will put a processed driveway in that will eventually be paved. The garage will match the house.

Mr. Gross asked whose cars would be worked on in the garage. Mr. Renda replied that he has just the three cars and that he doesn't do mechanical work, just detailing. Mr. Gross asked if the shed would be removed. Mr. Renda asked for permission to move the 12 x 16 shed to the other side of the yard. It was noted that as long as he is in the coverage maximum, it doesn't matter. It was suggested that he check with the Zoning Office to make sure the setbacks are met.

Mr. Conroy asked if he could change his plans to meet the 15 ft. maximum height. Mr. Renda replied that he will change the pitch to 5/12 to bring it within the maximum. He agreed that he didn't want the building to be too high. He has 35 ft shrubs in the back and along the side that block the neighbor's view.

Mr. Rys stated that there are similar garages in the neighborhood.

Ms. Raddatz noted that if approved, the total garage area will exceed the square footage of the house. She is concerned that this will be in keeping with the neighborhood. She noted that the proposed driveway is not on the plans. She asked how the neighbors feel about this garage. Mr. Renda replied that everybody was fine with it. Ms. Raddatz asked if he considered building a smaller garage. Mr. Renda replied that he has a 4<sup>th</sup> car coming that is 23 ft long, so he needs the 30 x 30 garage.

Mr. Gross noted that the other properties in the neighborhood with detached garages don't also have an attached garage. Mr. Renda replied that some of them do. The cars never get washed, just dusted.

Mr. Larocque asked if there would be water and/or electricity in the new garage. Mr. Renda replied that there will be electricity to provide lighting. He is not planning to run water out there.

#### PUBLIC COMMENT

Peter Kokoszka, 94 Ridgetop Road, stated that he lives on the corner, next door. I have no problem with this.

Hearing no further public comment, Chairman Wolfer closed the public hearing and asked for discussion or possible action.

**Mr. Conroy: Motion to approve #26-006 Special Exception Request for 102 Ridgetop Road for total garage area of 1,384 sq. ft. where 484 sq. ft. exists and 936 sq. ft. maximum is permitted to construct a 900 sq. ft. detached garage at 102 Ridgetop Road 3 Fairfield Boulevard as shown on Map Depicting a Portion of Land to be Conveyed by Christine L. & Peter N. Horniak, Located at 110 Ridgetop Road to William J. Renda, Located at 102 Ridgetop Road, dated July 20, 2017 and submitted plans received March 12, 2025, subject to:**

- 1. Detached garage height not to exceed 15 ft.**

**Mr. Rys: Second**

**Vote: Conroy – yes to approve; Gross – yes to approve; Rys – yes to approve; Raddatz - no to approve; and Chairman Wolfer – yes to approve.**

The application is approved.

**CONSIDERATION OF MINUTES**

**1. February 17, 2026, Regular Meeting**

Mr. Larocque requested a correction to the spelling of his name.

**Mr. Conroy: Motion to accept the February 17, 2026, Zoning Board of Appeals Minutes as amended.**

**Ms. Raddatz: Second  
Vote: Unanimous**

**ADJOURNMENT**

**Mr. Conroy: Motion to adjourn the xxxxx, regular meeting of the Zoning Board of Appeals at 7:10 p.m.**

**Ms. Raddatz: Second  
Vote: Unanimous**

Respectfully submitted,  
Cheryl-Ann Tubby  
Recording Secretary