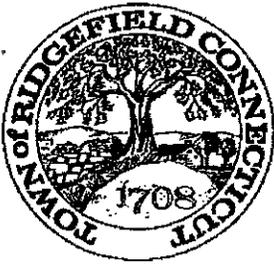


26-004



RIDGEFIELD BOARD OF APPEALS ON ZONING

Town Hall Annex, 66 Prospect Street

Ridgefield, Connecticut 06877

Phone: (203) 431-2786 Fax: (203) 431-2737

E-Mail: zba@ridgefieldct.org

APPLICATION FOR VARIANCE

Date 7-20-26

1) Applicant ANNE REISER

Address 230 BARRACK HILL ROAD

2) Premises Located at: 230 BARRACK HILL ROAD

Closest cross street or nearest intersecting road: HERITAGE LANE

3) Interest in Property: owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent X

Owner of Record: ANNE REISER

4) Tax Assessor Map No: C11-0122

5) Zone in which property is located R-AA Area of Lot (acres) 1.151

6) Dimensions of Lot: Frontage 161.36 Average Depth 7311

7) If this is residential property: single family X multi-family \_\_\_\_\_

8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ No X

9) Is property within 500 feet of Danbury, Wilton, Redding? NO

Is property within 500 feet of New York State? NO

10) Have any previous applications been filed on this property? NO

If so, give dates and/or variance numbers: \_\_\_\_\_

11) Is this property subject to any wetlands, conservation or preservation restriction? NO

12) Do you give Board members permission to visit the property? YES

13) Describe variance being requested: SIDE YARD SET BACK OF 31'6" IN LIEU OF 35' SETBACK REQUIRED

Signature of Owner [Signature]  
Or Signature of Agent \_\_\_\_\_

Mailing Address 18 BOULDER HILL ROAD Phone No. [Redacted]

E-Mail Address [Redacted]

ADDRESS OF PROPERTY: 230 BARRAGE HILZONE RAA  
ROAD

**ZONING BOARD OF APPEALS**  
**LOT CALCULATIONS**

**TO BE COMPLETED WHEN VARIANCES OF FAR,  
LOT COVERAGE OR SETBACKS ARE BEING REQUESTED.**

(A partial listing of the zoning requirements and definitions are on the next page of this form)

**SETBACKS**

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	35	65.7	65.7	—
Side N/S/E/W*	35	31.7	31.7	—
Side N/S/E/W*	35	66.7	31.5	3.5'
Rear N/S/E/W*	35	± 245	± 245	—

\* circle the direction that applies.

**FAR**

Lot size in square feet:	56144
Permitted FAR in sq. ft. (see reverse side)	6245
Existing FAR in sq. ft.:	2064
FAR of proposed addition in sq. ft.:	975
Total Proposed FAR (line 3 + line 4)	3039

**COVERAGE**

Lot size in square feet:	56144
Permitted coverage in sq. ft. (see reverse side)	3709
Existing coverage in sq. ft.:	1693
Coverage of proposed addition in sq. ft.:	975
Total Proposed Lot Coverage (lines 3 + line 4)	2668

see next page

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: ANNE REISER

PROPERTY ADDRESS: 230 BARRACK HILL ROAD

ZONING DISTRICT: RAA

PROPOSAL:

ADDITION OF GARAGE AND BEDROOM  
THAT DOESN'T MEET 35' SIDE SETBACK

DATE OF REVIEW: March 03, 2026

ZEO COMMENTS:

Please note that based on the information provided by the applicant, this proposal would fail to meet the following zoning requirements.\*\*

The addition is proposed where it is encroaching the  
setbacks. The property is in RAA zone where per section 3-5-11  
the minimum setbacks is 35 feet. The applicant is proposing an  
addition where the distance from property line is 31'-6".

Aarti Paranjape  
Aarti Paranjape  
Zoning Enforcement Officer, Director

\*\*NOTE:

*The information on this form is to guide the variance applicant and the Zoning Board of Appeals regarding a variance application and is based upon representations made by the applicant.*

*A full review of an application for a zoning permit may reveal additional zoning requirements that are not met by the proposal.*

*This guide shall not be considered an order, requirement or decision as delineated in Section 8-6 of the Connecticut General Statutes.*

*The applicant shall be responsible for any decision made in reliance on this form and it shall not create liability on the part of any officer of the Town of Ridgefield.*