



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 03/16/2026

- 1) Applicant ROMAN ROZINKA  
Address 57 Charter Ridge Drive, Sandy Hook CT
- 2) Premises Located at: 238 HINOSA CIRCLE  
Closest cross street or nearest intersecting road: NORTH STREET
- 3) Interest in Property:  
 owner     contract purchaser     lessee     agent  
 Owner of Record: 238 HINOSA CIRCLE LLC
- 4) Tax Assessor Map No: E10 0038
- 5) Zone in which property is located RAA    Area of Lot (acres) 1.0244
- 6) Dimensions of Lot:    Frontage 304.55    Average Depth 150
- 7) If this is residential property:    single family     multi-family
- 8) Does this proposal involve the demolition of an existing building?    Yes     No
- 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? Yes
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: 24' x 27' second story addition  
and 14'6" x 19'6" open deck

Signature of Owner Roman Rozinka  
Or Signature of Agent \_\_\_\_\_

Mailing Address 57 Charter Ridge Drive    Phone No. [REDACTED]

E-Mail Address [REDACTED]

ADDRESS OF PROPERTY: 238 MITDA CIRCLE ZONE RAA

**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*				
Side N/S/E/W*				
Side N/S/E/W*				
Rear N/S/E/W*	35'	29'4" and 28'4"		5-6' and 6.9'

\* circle the direction that applies.

**FAR**

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

**COVERAGE**

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

see next page.

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: \_\_\_\_\_

PROPERTY ADDRESS: 239 Mimosa Circle

ZONING DISTRICT: RAA

PROPOSAL: Addition over Sun Room Porch and Deck walkway

DATE OF REVIEW: \_\_\_\_\_

ZEO COMMENTS:

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

Deck and addition over the porch is within the setbacks.  
As per section 3-5-H, the minimum yard setbacks are 35'.

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.*