



**RIDGEFIELD BOARD OF APPEALS ON ZONING**

26-006

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 3-3-24

1) Applicant Donna Macmillan

Address 47 GILBERT STREET

2) Premises Located at: 47 GILBERT STREET

Closest cross street or nearest intersecting road: ABBOTT AVE CORNER

3) Interest in Property:

owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent X

Owner of Record: MADELINE LORD

4) Tax Assessor Map No: E14-0064

5) Zone in which property is located R-10 Area of Lot (acres) 2712

6) Dimensions of Lot: Frontage 74 Average Depth 74

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: REQUEST VARIANCE FOR BUILDING  
COVERAGE TO ALLOW 1574 COVERAGE IN LEIU OF 1346  
FRONT SET BACK OF 13' IN LEIU OF 25  
CORNER LOT

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

Mailing Address 12 BOULDER Hill RD Phone No. 203-288-4657

E-Mail Address MACAROT@SMET.NET

ADDRESS OF PROPERTY: 47 GILBERT ST ZONE R-10

**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*	25	28'	—	—
Side N/S/E/W*	25	21	13'	12'
Side N/S/E/W*	12	16.5	—	—
Rear N/S/E/W*	12	43	21	—

\* circle the direction that applies.

**FAR**

Lot size in square feet:	8712
Permitted FAR in sq. ft. (see reverse side)	4212
Existing FAR in sq. ft.:	1795
FAR of proposed addition in sq. ft.:	1162
Total Proposed FAR (line 3 + line 4)	2957

**COVERAGE**

Lot size in square feet:	8712
Permitted coverage in sq. ft. (see reverse side)	1346
Existing coverage in sq. ft.:	1054
Coverage of proposed addition in sq. ft.:	520
Total Proposed Lot Coverage (lines 3 + line 4)	1574

see next page

**ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Doug Macmillan

PROPERTY ADDRESS: \_\_\_\_\_

ZONING DISTRICT: R-10

PROPOSAL:  
ADDITION OF MUD ROOM AND GARAGE WITH  
LIVING AREA ABOVE

DATE OF REVIEW: March 10, 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 property is in R-10 zone, where the front setbacks are 25'. The property has two frontages - Gilbert St. and Abbott Ave. Per Section 3-5-H the front yard setbacks are 25' and side yard setbacks are 12'. Applicant is proposing 13' front setbacks. Per section 3-5-F lot coverage proposed is over the allowable by lot size.

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Richard Baldozzi Acil Paranype,  
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 petitioner/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.