



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

26-003

APPLICATION FOR VARIANCE

Date 3/1/26

- 1) Applicant Nicholas Russo
Address 55 Silver Hill Road Ridgefield, C.T. 06877
- 2) Premises Located at: 55 Silver Hill Road Ridgefield, C.T.
Closest cross street or nearest intersecting road: Dennelly Drive
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Nicholas and Dominique Russo
- 4) Tax Assessor Map No: Assessors Map E20 Lots 65
- 5) Zone in which property is located RAA Area of Lot (acres) 2.023
- 6) Dimensions of Lot: Frontage 275.04 Average Depth 380 ft.
(Driveway Easement)
- 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? None to our knowledge (New Owners)
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: Setback Variance for the backyard. Current setback is 40.5 feet, with addition of proposed deck the new setback will be 28 feet. This encroaches on the requirement of 35 feet for the setback in an RAA zone.

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 55 Silver Hill Road Phone No. [Redacted]
E-Mail Address [Redacted]

ADDRESS OF PROPERTY: 55 Silver Hill Road 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*	35'	130	130	None
Side N/S/E/W*	35'	59.1	59.1	None
Side N/S/E/W*	35'	Approx 480	Approx 480	None
Rear N/S/E/W*	35'	40.5'	28'	7'

* circle the direction that applies.

FAR

Lot size in square feet:	88,121.88
Permitted FAR in sq. ft. (see reverse side)	8,524
Existing FAR in sq. ft.:	3,850
FAR of proposed addition in sq. ft.	4,674
Total Proposed FAR (line 3 + line 4)	8,524 3,850

Uncovered
* Deck addition has no
Impact to FAR or Coverage
Calculations.

COVERAGE

Lot size in square feet:	88,121.88
Permitted coverage in sq. ft. (see reverse side).	8,663
Existing coverage in sq. ft.	2,675
Coverage of proposed addition in sq. ft.:	-
Total Proposed Lot Coverage (lines 3 + line 4)	2,675

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Nicholas Russo

PROPERTY ADDRESS: 55 Silver Hill Road

Ridgefield, CT - 06877

ZONING DISTRICT: RAA

PROPOSAL:
Addition of Deck within the setbacks

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 property is in RAA zone per Section 3-5-4, minimum
Yard setbacks for RAA zone is 35 feet. The proposed
deck is encroaching within the setbacks which is now 28 feet
from the property line.

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.