



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 4/29/24

- 1) Applicant Sarah & William Bernhardt
Address 116 Oscate Rd, Ridgefield CT 06877
- 2) Premises Located at: 116 Oscate Road
Closest cross street or nearest intersecting road: Peaceable Hill
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- ? — 4) Tax Assessor Map No: C14-0003
- 5) Zone in which property is located RAAA Area of Lot (acres) 2.597
- 6) Dimensions of Lot: Frontage 123' 59" Average Depth 664
- 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 petitions been filed on this property? YES
If so, give dates and/or variance numbers: 92-073, 93-013, 96-060
- 11) Is this property subject to any wetlands, conservation or preservation restriction? _____
- 12) Do you give Board members permission to visit the property? YES
- 13) Describe variance being requested: for setbacks at East & West boundaries to 30 ft

Signature of Owner _____

Or Signature of Agent _____

William Bernhardt

Mailing Address 116 Oscate Rd Ridgefield CT

Phone No. 860-466-0961

E-Mail Address (optional) _____

bill.bernhardt@gmx.com

ADDRESS OF PROPERTY: 116 Oscalota Rd ZONE RAAA

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 reverse side of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	50			
Side N/S/D/W*	50		30	20
Side N/S/E/W*	50		30	20
Rear N/S/E/W*	50			

* circle the direction that applies.

FAR

Lot size in square feet:	103,880
Permitted FAR in sq. ft. (see reverse side)	9,470
Existing FAR in sq. ft.	3,572
FAR of proposed addition in sq. ft.	1,024
Total Proposed FAR (line 3 + line 4)	4,596

COVERAGE

Lot size in square feet:	103,880
Permitted coverage in sq. ft. (see reverse side)	6,370
Existing coverage in sq. ft.	2,732
Coverage of proposed addition in sq. ft.	1,024
Total Proposed Lot Coverage (lines 3 + line 4)	3,756

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Sarah & William Bernhardt
PROPERTY ADDRESS: 116 Oscaleta Road

ZONING DISTRICT: RAAA

PROPOSAL: Applicant is proposing a structure within the side setbacks to approximately 30' from the east and west property lines

DATE OF REVIEW: 5/1/2024

ZEO COMMENTS:

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

As per Section 3.5.H, setbacks in the RAAA zone are 50'. Proposed setbacks are \approx 30'.


Richard Baldelli Alice Dew
Zoning Enforcement Officer

****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.

Please review Zoning Section 7.15.B. to determine if you meet the impervious coverage thresholds. If not, a stormwater plan will be required when applying for Building/Zoning permits.

**Please note: An accessory structure in the front yard needs approval by the Arch. Advisory Comm. and a Special Permit through P+Z. AED*