



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

FOR RECONSTRUCTION OF BARN
Date 9/20/24

- 1) Applicant RICHARD VAIL
Address 4 MOONEY HILL ROAD, HOLMES, N.Y. 12531
- 2) Premises Located at: 149 MAIN STREET
Closest cross street or nearest intersecting road: WEST LANE (ROUTE 35)
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent ☒
Owner of Record: COLUMBEN & EARL FLATH
MAP 5946 / LOT A VOLUME 1138 / PAGE 0357
- 4) Tax Assessor Map No: _____
- 5) Zone in which property is located RA Area of Lot (acres) 1 ACRE
- 6) Dimensions of Lot: Frontage 137.11 Average Depth 317 ft.
- 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: APPEAL #: 24-017, APRIL 24TH, 2024
- 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: PROPOSE TO DEMOLISH EXISTING BARN, AND RECONSTRUCT IN SAME LOCATION. NEW BARN WILL HAVE A SLIGHTLY SMALLER FOOTPRINT BUT WILL BE 3'-6" TALLER THAN THE EXISTING BARN TO BE DEMOLISHED.

Signature of Owner _____
Or Signature of Agent [Signature]

Mailing Address 4 MOONEY HILL RD. HOLMES, N.Y. 12531 Phone No. 845.531.9379
E-Mail Address (optional) RICHARDEVAIL@GMAIL.COM

ADDRESS OF PROPERTY: 149 MAIN STREET ZONE RA

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*	25 FT.	275' +/-	NO CHANGE	
Side N/S/E/W*	25 FT.	102' +/-	NO CHANGE	
Side N/S/E/W*	25 FT.	8.6' +/-	NO CHANGE	
Rear N/S/E/W	25 FT.	24.3' +/-	28.0' +/-	

* circle the direction that applies.

FAR

Lot size in square feet:	43,561 S.F.
Permitted FAR in sq. ft. (see reverse side)	5,850 S.F.
Existing FAR in sq. ft:	3,807 S.F.
FAR of proposed addition in sq. ft.	1,288 S.F.
Total Proposed FAR (line 3 + line 4)	5,095 S.F.

+ (396 SF ADDITION TO MAIN HOUSE
+ 892 SF BARN/ACCESSORY
DWELLING UNIT) =

COVERAGE

Lot size in square feet:	43,561 S.F.
Permitted coverage in sq. ft. (see reverse side)	3,440 S.F.
Existing coverage in sq. ft.	3,573 S.F.
Coverage of proposed addition in sq. ft:	-22 S.F.
Total Proposed Lot Coverage (lines 3 + line 4)	3,551 S.F.

* NOTE EXISTING BARN WILL
BE DEMOLISHED AND
REBUILT SMALLER*

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: RICHARD VAIL

PROPERTY ADDRESS: 149 MAIN STREET

ZONING DISTRICT: RA

PROPOSAL:

DEMOLITION OF AN EXISTING BARN AND
CONSTRUCTION OF AN ACCESSORY DWELLING UNIT (BARN)

IN SAME LOCATION OF BARN. NEW BARN/ADU WILL
HAVE SLIGHTLY SMALLER FOOT PRINT AND WILL BE 3'-6" HIGHER
THAN BARN TO BE DEMOLISHED. (BARN IS 19'-6" & NEW BARN/ADU WILL BE
DATE OF REVIEW: 9.20.24 23'-0" HIGH)

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 are 25' in RA. Current
barn to be demolished and reconstructed on a smaller footprint
with additional height. As per Section 8.1.B.4 a variance
is needed to increase the non-conformity of 8.6' setback.


Richard Baldefli Alice Deo
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.