



# 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

24-026

## APPLICATION FOR VARIANCE

Date JUNE 25, 2024

- 1) Applicant SHARON & KEVIN MCSPEDON  
Address 154 HIGH RIDGE AVE
- 2) Premises Located at: 154 HIGH RIDGE AVE  
Closest cross street or nearest intersecting road: CATONAH ST
- 3) Interest in Property:  
owner ☒ contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 4) Tax Assessor Map No: E 15 - 00 55
- 5) Zone in which property is located R7.5 Area of Lot (acres) .47
- 6) Dimensions of Lot: Frontage 76.23 Average Depth 289
- 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? YES  
If so, give dates and/or variance numbers: 04/1994 94-003  
89-028
- 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: TWO STORY ADDITION REMODELING  
THE BACK (EAST) SIDE AND SOUTH SIDE  
WITH THE ADDITION OF APPROXIMATELY 272 SQ FT  
OF ADDITIONAL LOT COVERAGE

Signature of Owner \_\_\_\_\_

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

Mailing Address 154 HIGH RIDGE AVE

Phone No. 203 870-5288 SHARON

E-Mail Address \_\_\_\_\_

203 788-4160 KEVIN

sharon.mcspedon@gmail.com

kevin.mcspedon@gmail.com

ADDRESS OF PROPERTY: 154 HIGH RIDGE ZONE R 7.5

**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'	40'	40'	0
Side N/S/E/W*	8'	22.7	22.7	0
Side N/S/E/W*	8'	13.8	13.8	0
Rear N/S/E/W*	8'	64.3	64.3	0

\* circle the direction that applies.

**FAR**

Lot size in square feet:	20,798
Permitted FAR in sq. ft. (see reverse side)	4256
Existing FAR in sq. ft:	3640
FAR of proposed addition in sq. ft.	610
Total Proposed FAR (line 3 + line 4)	4250

**COVERAGE**

Lot size in square feet:	20,798
Permitted coverage in sq. ft. (see reverse side)	2121 ✓
Existing coverage in sq. ft.	2400 ✓
Coverage of proposed addition in sq. ft:	300
Total Proposed Lot Coverage (lines 3 + line 4)	2700

see next page

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: SHARON & KEVIN MCSPEEDON

PROPERTY ADDRESS: 154 HIGH RIDGE AVE  
RIDGEFIELD, CT 06877

ZONING DISTRICT: R 7.5

PROPOSAL:

Requesting a variance for additional lot coverage  
of 300 sq.ft. and increase into the R-20 setback requirement.

DATE OF REVIEW: 6/29/24

ZEO COMMENTS:

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

Section 3.5. F permits lot coverage of 20,798 sq.ft. lot  
of 2,121 sq.ft. Currently 2,400 sq.ft with proposed coverage.  
of 2,700 sq.ft.

Sections 8.1.B.4: does not allow an increase in the non-conforming  
aspect of the structure

Alice Dew  
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 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.*