

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 OCTOBER 4 2024

- 1) Applicant HENDRICK, ROBERT B. and SARAH R.
Address 17 East Ridge Road, Ridgefield, CT 06877
- 2) Premises Located at: 17 East Ridge Road, Ridgefield
Closest cross street or nearest intersecting road: Branchville Road
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: HENDRICK, ROBERT B. and SARAH R.
- 4) Tax Assessor Map No: E150145
- 5) Zone in which property is located RA Area of Lot (acres) .884
- 6) Dimensions of Lot: Frontage 136.34' (East Ridge) Average Depth 281'
- 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: January 11, 2005, Appeal 04-083 (Attached)
- 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: Side Yard Setback. 25' Required, 17.3' Existing, 18.25 - 19.3 Proposed

Signature of Owner _____

Or Signature of Agent Peter S. Olson, Attorney

Mailing Address 275 Greenwood Avenue, Bethel, CT 06801

Phone No. 203.297.6070

E-Mail Address (optional) polson@luacc.com

ADDRESS OF PROPERTY: 17 East Ridge Road 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*	E	25'	26.7	26.4	-
Side N/S/E/W*	S	25'	51.2	43.6	-
Side N/S/E/W*	N	25'	17.3	18.25	6.75
Rear N/S/E/W*	W	25'	205	200	-

* circle the direction that applies.

FAR See Architectural Site Plan

Lot size in square feet:	
Permitted FAR in sq. ft. (see reverse side)	5,495
Existing FAR in sq. ft:	2,650 (Demo)
FAR of proposed addition in sq. ft.	4,385
Total Proposed FAR (line 3 + line 4)	4,385

COVERAGE See Architectural Site Plan

Lot size in square feet:	
Permitted coverage in sq. ft. (see reverse side)	3,148
Existing coverage in sq. ft.	1,785 (Demo)
Coverage of proposed addition in sq. ft.	2,935
Total Proposed Lot Coverage (lines 3 + line 4)	2,935

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: HENDRICK, ROBERT B. AND SARAH R.

PROPERTY ADDRESS: 17 EAST RIDGE ROAD

ZONING DISTRICT: RA

PROPOSAL:

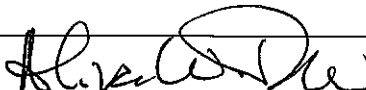
The existing home on the property was destroyed by fire in March, 2024. The applicant desires to replace the home with a new structure. Although the nonconforming side yard setback will be reduced from 17.3 feet to 18.25 feet, portions of the new home will have a second story where the existing home only had one story, and there will be a small extension to the east along the 18.25 foot line.

DATE OF REVIEW: 10/7/2024

ZEO COMMENTS:

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

Variance is being requested for south (rear) setback. As per Section 3.5.H, minimum setback is 25'. Proposed setback is 18.25'.



Alice Dew
Dir. of Planning & Zoning

****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.