

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

24-024

APPLICATION FOR VARIANCE

Date 5/16/2024

- 1) Applicant Nicholas Ktorides & Paula Alonso Perez
Address 1 Peaceable Hill Rd., Ridgefield CT 06877
- 2) Premises Located at: 1 Peaceable Hill Rd., Ridgefield CT 06877
Closest cross street or nearest intersecting road: Peaceable Street
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: Nicholas Ktorides
- 4) Tax Assessor Map No: D16 - lot 0003
- 5) Zone in which property is located RAAA Area of Lot (acres) 0.413
- 6) Dimensions of Lot: Frontage 82.4 ft. Average Depth 165.5 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 applications been filed on this property? No Yes
If so, give dates and/or variance numbers: 89-103, 86-032
- 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: See next page (Attached)

Signature of Owner
Or Signature of Agent

N. Ktorides

Mailing Address 1 Peaceable Hill Rd., Ridgefield CT 06877 Phone No. 203.818.1807

E-Mail Address NKTORIDES@CHEFSWAREHOUSE.COM

ADDRESS OF PROPERTY: 1 Peaceable Hill Rd. ZONE RAAA

Nicholas Ktorides

Ridgfield CT 06977

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*	<u>50</u>	<u>15</u>	<u>15</u>	<u>35</u>
Side N/S/E/W*	<u>50</u>	<u>29</u>	<u>29</u>	<u>21</u>
Side N/S/E/W*	<u>50</u>	<u>27</u>	<u>86</u>	<u>42</u>
Rear N/S/E/W*	<u>50</u>	<u>112</u>	<u>107</u>	<u>—</u>

* circle the direction that applies.

FAR

Lot size in square feet:	<u>17,990</u>
Permitted FAR in sq. ft. (see reverse side)	<u>4,019</u>
Existing FAR in sq. ft:	<u>3,440</u>
FAR of proposed addition in sq. ft.	<u>160</u>
Total Proposed FAR (line 3 + line 4)	<u>3,600</u>

COVERAGE

Lot size in square feet:	<u>17,990</u>
Permitted coverage in sq. ft. (see reverse side)	<u>1,954</u>
Existing coverage in sq. ft.	<u>1,584</u>
Coverage of proposed addition in sq. ft:	<u>60</u>
Total Proposed Lot Coverage (lines 3 + line 4)	<u>1,644</u>

*Note: to be conservative, I have rounded down inputs when calculating allowances and rounded ~~down~~ up inputs when calculating existing and proposed Setbacks, FAR and Coverage.

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Nicholas Ktorides
PROPERTY ADDRESS: 1 Peaceable Hill Rd., Ridgefield CT 06877

ZONING DISTRICT: RAAA

PROPOSAL:


See attached "Variance Requested".

DATE OF REVIEW: 5/16/2024

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 feet. Proposing 15' in front (existing); 29' to the south side (existing) and 6' to north side (27' existing). Proposal not shown on survey.


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.

Nicholas Ktorides
1 Peaceable Hill Rd.

Question 13 – Variance Requested

To the Board of Zoning Appeals, Town of Ridgefield, Connecticut

Our home is located on a lot at 1 Peaceable Hill Road, presumably created from a much larger parcel of land which has created, in turn, a home on an existing non-conforming lot. Our lot is 0.413 acres where ~~1.5~~³ acres is required by the existing zoning ordinances. The existing house is slightly less than thirty feet from the closest property lines where fifty feet is required for the side yard setbacks and the front yard is fifteen feet from Peaceable Hill road where fifty feet is required. The rear yard is well in excess of the required rear yard distance. Both the building coverage and the floor area ratio are also within the permitted percentages. The lot is too small and too narrow and our home is too close to the street line.

We are proposing a small addition to the rear of the house, projecting about five feet into the conforming rear yard. On one side, the side closest to the property line, we are proposing that the addition align with the existing side of the house, therefore not increasing the non-conformity but still about thirty feet to that side property line. Similarly, a carport is proposed on the north side of the property, covering a portion of the existing driveway. The driveway is several feet below the first floor of the house and the top of the carport is only a few feet above the first floor level. The carport is also screened from the neighboring property as it is directly behind the neighbor's existing two story garage on an elevated section of their property. The carport is intended to further screen our vehicles from view. Under the existing zoning ordinances, the existing side yards would exceed the total width of the property allowing for no additions to our home.

Our purpose is to slightly enlarge our existing kitchen on the first level, add an additional bedroom to the second floor, and connect to another

Nicholas Ktorides
1 Peaceable Hill Rd.

bedroom located on the attic level. We feel that the addition, if permitted, will allow our family (myself, my wife and our 3 boys) to live much more comfortably and functionally within our home.

Thank you for your kind consideration of our proposal. I am happy to answer any questions.

Sincerely,



Nicholas Ktorides

203.818.1807