



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 11-21-2024

1) Applicant NKIL CASAY

Address 220 OLD SIB ROAD

2) Premises Located at: 22 ABBOTT AVE
Closest cross street or nearest intersecting road: HIGH RIDGE AVENUE

3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent ☒
Owner of Record: Holly Astrausky

4) Tax Assessor Map No: E15-0080

5) Zone in which property is located R 7.5 Area of Lot (acres) 0.138 ac

6) Dimensions of Lot: Frontage 56 Average Depth 143

7) If this is residential property: single family yes 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: 04-019, 09-033

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: THE HOUSE NEEDS A SECOND BATHROOM
- adding dormer

Signature of Owner _____
Or Signature of Agent NKIL CASAY

Mailing Address CASAY CONSTRUCTION & SNAIL-NEF Phone No. 203-417-7505

E-Mail Address _____

ADDRESS OF PROPERTY: 22 Abbott Ave ZONE R 2-5

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			
Side N/S/E/W*	8			
Side N/S/E/W*	8	2.1	2.1	
Rear N/S/E/W*	8			

* circle the direction that applies.

FAR

Lot size in square feet:	
Permitted FAR in sq. ft. (see reverse side)	
Existing FAR in sq. ft:	
FAR of proposed addition in sq. ft.	
Total Proposed FAR (line 3 + line 4)	

COVERAGE

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

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: NEIL CARY

PROPERTY ADDRESS: 22 ABBOTT AVENUE

ZONING DISTRICT: R-7.5

PROPOSAL: An addition/dormer is being proposed ^{within} on the setback on the second floor. The current setback is 2.1'. Proposed will be same.

DATE OF REVIEW: 11/21/24

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 R-7.5 zone on sides and rear are 8'. They are proposing an increase of the non-conformity (Section 8.1.B.4.a) into the setbacks.


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.