

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 11/26/24

- 1) Applicant Chris & Sarah McLomachie
Address 259 Spring Valley Rd, Ridgefield, CT 06877
- 2) Premises Located at: 259 Spring Valley Rd, Ridgefield, CT 06877
Closest cross street or nearest intersecting road: Chestnut Hill Rd.
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: BOS-0003
- 5) Zone in which property is located R-AAA Area of Lot (acres) 6.697 acres
- 6) Dimensions of Lot: Frontage _____ Average Depth _____
- 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: 05/20/17
Appeal no. 17-004, 13-018, 98-016, 90-032
- 11) Is this property subject to any wetlands, conservation or preservation restriction? wetlands
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: Extending existing deck laterally
which is within the set back - along with the existing
set back

Signature of Owner [Signature] Or Signature of Agent [Signature]

Mailing Address 259 Spring Valley Rd, Ridgefield Phone No. 347-296-7096

E-Mail Address senickej83@gmail.com

ADDRESS OF PROPERTY: 259 Spring Valley Rd ZONE R-AAA

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*				
Side N/S/E/W*				
Side N/S/E/W*				
Rear N/S/E/W*	50'	38'	38'	12'

* circle the direction that applies.

existing Screened-in
Porch is already @
36'7" to setback.

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: Chris & Sarah McConnachie

PROPERTY ADDRESS: 259 Spring Valley Rd.

ZONING DISTRICT: RAAA

PROPOSAL:

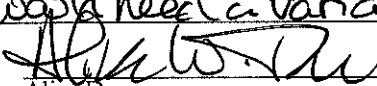
Extending an existing deck. New deck area will be within existing setback of 38' (Screened in porch at 36.7').

DATE OF REVIEW: 11/26/24

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 RAAA are 50'. The project will be within the existing setback of 36.7'. As per Section 8.1.B.4, a legal conforming structure that increases the non-conformity would need a variance.


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.