

RIDGEFIELD BOARD OF APPEALS ON ZONING

Town Hall Annex, 66 Prospect Street

Ridgefield, Connecticut 06877

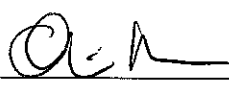
Phone: (203) 431-2786 Fax: (203) 431-2737

E-Mail: zba@ridgefieldct.org

APPLICATION FOR VARIANCE

Date 6/17/24

- 1) Applicant Olivia Mandelbaum
Address 46 W Branchville Rd. Ridgefield, CT 06877
- 2) Premises Located at: Same
Closest cross street or nearest intersecting road: Portland Ave.
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: OLIVIA MANDELBAUM
- 4) Tax Assessor Map No: 117-0084
- 5) Zone in which property is located R-A Area of Lot (acres) 0.6242
- 6) Dimensions of Lot: Frontage SEE SURVEY Average Depth 190± SEE SURVEY
- 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? Redding
Is property within 500 feet of New York State? no
- 10) Have any previous petitions been filed on this property? no
If so, give dates and/or variance numbers: _____
- 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: We would like to build an addition connecting the external office structure to the main house.

Signature of Owner 

Or Signature of Agent _____

Mailing Address 46 W Branchville Rd.

Phone No. 914-424-0909

E-Mail Address (optional) olivia.mandelbaum@gmail.com

ADDRESS OF PROPERTY: 46 W Branchville Rd 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*	25'	28.2	NO CHANGE	
Side <u>N</u> S/E/W*	25'	13.2	16'	9'
Side N <u>S</u> E/W*				
Rear N/S/E/W*	25'	5'	20'	

* circle the direction that applies.

20' to town line for existing
50.1' to property line
5' to town line for proposed
70' to property line "

FAR

Lot size in square feet:	27,190
Permitted FAR in sq. ft. (see reverse side)	4,703
Existing FAR in sq. ft:	1762
FAR of proposed addition in sq. ft.	323
Total Proposed FAR (line 3 + line 4)	2,085

COVERAGE

Lot size in square feet:	27,190
Permitted coverage in sq. ft. (see reverse side)	2492
Existing coverage in sq. ft.	1506
Coverage of proposed addition in sq. ft:	323
Total Proposed Lot Coverage (lines 3 + line 4)	1829

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: OLIVIA MANDELBAUM

PROPERTY ADDRESS: 46 WEST BRANCHVILLE RD
RIDGEFIELD CT 06877

ZONING DISTRICT: RA

PROPOSAL:

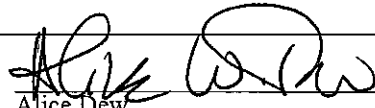
TO BUILD AN ADDITION CONNECTING THE HOUSE
TO AN EXISTING OFFICE STRUCTURE

DATE OF REVIEW: 7/1/2024

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.H states setbacks in RA zone are 25 feet
The addition is proposed at 16' from north side and
20 feet from the townline in the rear.


Alice Dew
Zoning Enforcement Officer

****NOTE:** According to surveys we found, the setback is measured from the townline.
This property has older structures that were pre-existing.
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.

