



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 10/03/2024

- 1) Applicant Andrew Vento
Address 58 Silver Spring Rd, Ridgefield, CT 06877
- 2) Premises Located at: 58 Silver Spring Rd, Ridgefield, CT 06877
Closest cross street or nearest intersecting road: _____
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: Andrew Vento
- 4) Tax Assessor Map No: E21-0037
- 5) Zone in which property is located RAA Area of Lot (acres) .907
- 6) Dimensions of Lot: Frontage 122.76 Average Depth 321.67
- 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: 10/18/11 #11-048; 11/8/11 #11-056; 2/7/12 #12-006 (Storage Shed)
- 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: Requesting relief of required 35' side and rear setbacks to erect a 1 story 3-season porch/deck on rear of home per Zone RAA minimum requirements. Located on Right Rear replacing existing deck

Signature of Owner _____
Or Signature of Agent _____

Mailing Address 58 Silver Spring Rd, Ridgefield, CT 06877

Phone No. (203) 515-1764

E-Mail Address (optional) aventorcc@yahoo.com

ADDRESS OF PROPERTY: 58 Silver Spring Rd ZONE RAA

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 <u>N</u> /S/ <u>E</u> /W*	35	232'	232'	No Change / Existing Front of Home
Side N/ <u>S</u> /E/W*	35	42'	28'	Proposed New Porch/Deck Area
Side <u>N</u> /S/E/ <u>W</u> *	35	42.1'	42.1'	No Change / Existing Side of Home
Rear N/ <u>S</u> /E/ <u>W</u> *	35	31.7'	26'	Proposed New Porch/Deck Area

* circle the direction that applies.

FAR

Lot size in square feet:	39,509 SF	
Permitted FAR in sq. ft. (see reverse side)	5565.63	
Existing FAR in sq. ft:	2570	*Existing includes 280 SF existing open deck, being replaced*
FAR of proposed addition in sq. ft.	-25.67	*Proposed sunroom & deck will result in a coverage decrease*
Proposed sunroom & deck will result in a coverage decrease		
Total Proposed FAR (line 3 + line 4)	2544.3	

COVERAGE

Lot size in square feet:	39,509	
Permitted coverage in sq. ft. (see reverse side)	3206.52	
Existing coverage in sq. ft.	2570	*Existing includes 280 SF existing open deck, being replaced*
Coverage of proposed addition in sq. ft:	-25.67	*Proposed sunroom & deck will result in a coverage decrease*
Total Proposed Lot Coverage (lines 3 + line 4)	2824.33	

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Andrew Vento

PROPERTY ADDRESS: 58 Silver Spring Rd, Ridgefield, CT 06877

ZONING DISTRICT: RAA

PROPOSAL:

Erect 3-Season porch on right rear of existing home. Existing
20' x 15' deck removed and replaced with 18' x 15' 3-Season
Porch, side deck and stair.

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.**

Proposing porch requiring variance for east side
Setback to 28' (35' required) and rear setback
of 26' as per Section 3.5.H.


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 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.

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.