



MACMILLAN ARCHITECTS
18 BOULDER HILL ROAD
RIDGEBFIELD, CT 06877
203-431-3329

- Notes:
1. All drawings and written material constitute original work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.
 2. Do not scale drawings
 3. All dimensions given are to face of stud or other material unless otherwise noted.

ISSUES AND REVISIONS:
7-15-24 ZBA ISSUE

PROJECT NO: 2083

PROJECT:
BRONFIELD RESIDENCE
5 PALMER COURT
RIDGEBFIELD, CT

SEAL:

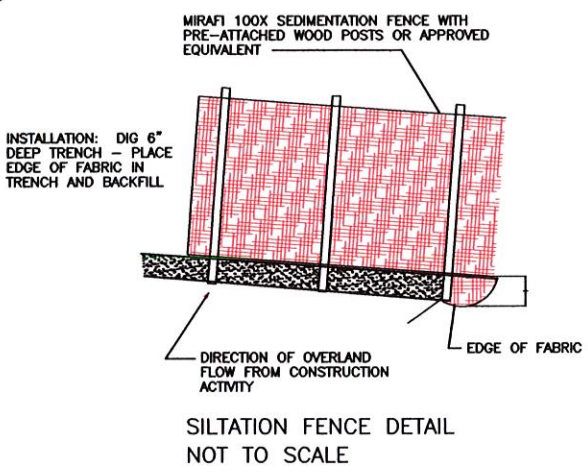
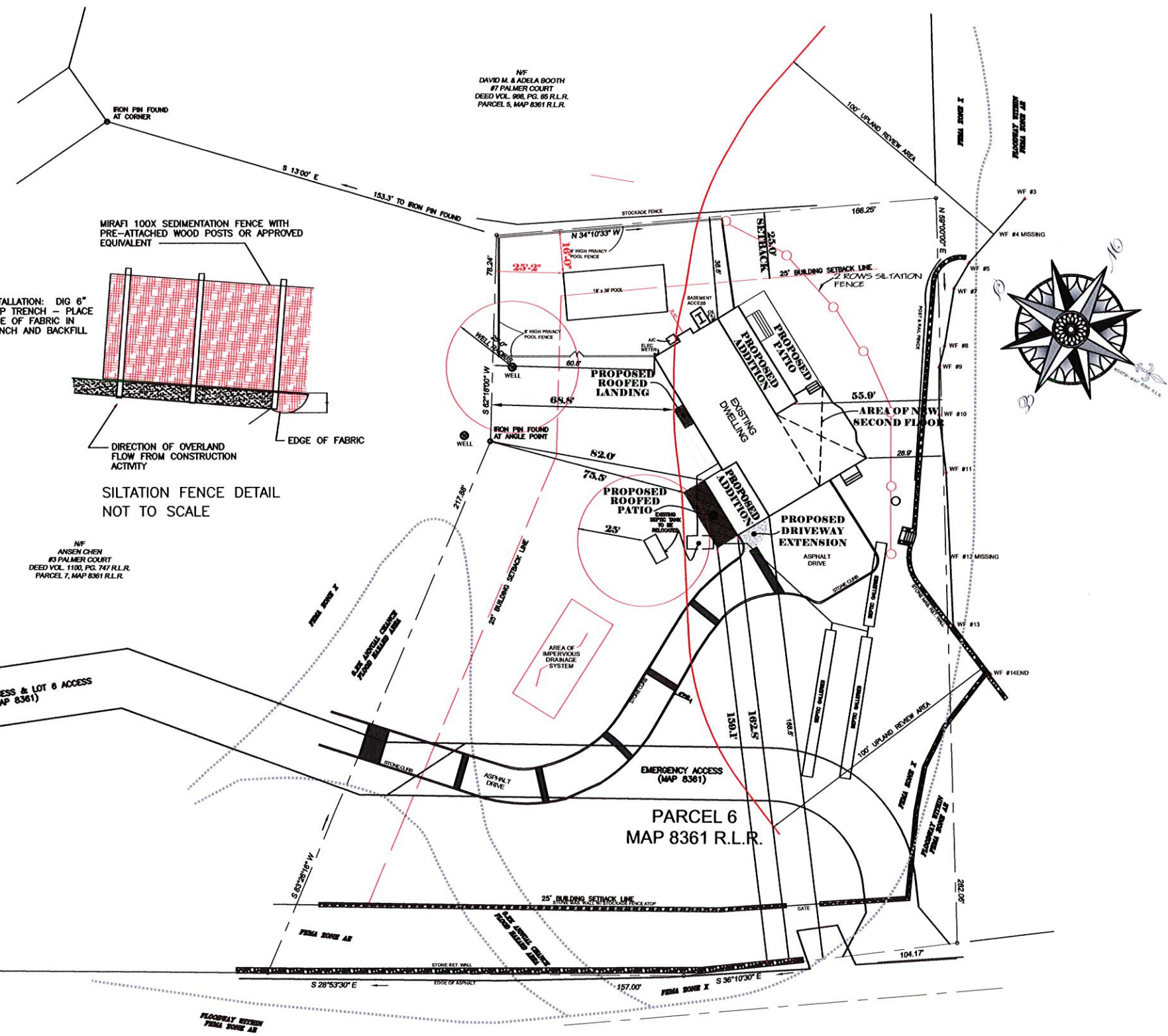
TITLE:
SITE PLAN

DRAWING NO:
ZBA-1

ZONING INFORMATION				
ITEM	REQUIRED/PERMITTED		EXISTING	PROPOSED
ZONED R-AA RESIDENCE				
FRONT SETBACK	25'	MIN.		25'-0"
REAR	25'	MIN.		115'-0"
SIDE	25'	MIN.		15'-0"
LOT AREA	87,120 S.F.	MIN.	87,231 S.F.	87,231 S.F.
BUILDING HEIGHT TOTAL	48'	MAX.	32.5'	32.5'
No. STORIES	2.5	MAX.	2.0	2.0
LOT COVERAGE (BUILDING)	44.123 S.F.	MAX.	2,690 S.F.	3,990 S.F.

*MAXIMUM LOT COVERAGE PERMITTED BY CALCULATION
3,990 SF + 25% OF THE LOT AREA IN EXCESS OF 43,990 SF
= REQUIRES SETBACK VARIANCE

PALMER COURT



ETHAN ALLEN HIGHWAY
(U.S. RTE. 7)

SITE PLAN
SCALE 1" = 20'-0"