



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 7-11-24

- 1) Applicant STEVE BRONFIELD
Address 5 PALMER COURT
- 2) Premises Located at: 5 PALMER COURT
Closest cross street or nearest intersecting road: RT 7
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: STEVE BRONFIELD
- 4) Tax Assessor Map No: 611-0102
- 5) Zone in which property is located RAA Area of Lot (acres) 1.31
- 6) Dimensions of Lot: Frontage ± 217 Average Depth ± 166
- 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: _____
- 11) Is this property subject to any wetlands, conservation or preservation restriction? YES
- 12) Do you give Board members permission to visit the property? YES
- 13) Describe variance being requested: CONSTRUCT 12' x 36' POOL THAT DOES NOT MEET 25' SIDE SET BACK (FRD 30' BACK) POOL 12' 16'-0" FROM PROPERTY LINE IN LIEU OF 25'-0"

Signature of Owner _____

Or Signature of Agent [Signature]

Mailing Address _____

E-Mail Address (optional) MACARCH@GNET.NET

Phone No. 203-728-4057

ADDRESS OF PROPERTY: 5 PALMER COURT ZONE R-AA

**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		25'-2"	—
Side N/S/E/W*	25		16'-0"	9'
Side N/S/E/W*	25		—	—
Rear N/S/E/W*	25		112'	—

* circle the direction that applies.

FAR

Lot size in square feet:	N/A
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:	N/A
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 reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Steve Bronfield

PROPERTY ADDRESS: 5 Palmer Court

ZONING DISTRICT: RAA - PRD

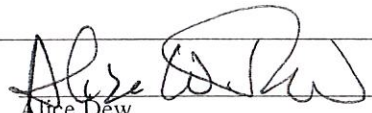
PROPOSAL: To construct a pool that will be 18'x36'.

DATE OF REVIEW: 7/11/24

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 4.1.D.6, setbacks in a conventional Planned Residential Development are 25 feet for front, side & rear setbacks. The southwest setback is proposed at 16 feet.


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.