

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 5-17-2024

- 1) Applicant NEIL CASEY
Address 220 OLD SIB ROAD, RIDGEFIELD, CT.
- 2) Premises Located at: 6 ISLAND HILL AVENUE
Closest cross street or nearest intersecting road: DANBURY ROAD
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent ☒
Owner of Record: Jonathan & Mary Beth Webb
- 4) Tax Assessor Map No: E13-0155
- 5) Zone in which property is located R20 Area of Lot (acres) .4300
- 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: 03-014
- 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: ADDITION OF A GARAGE AND DECK
SET BACKS

Signature of Owner _____

Or Signature of Agent _____

Mailing Address _____

E-Mail Address _____

Phone No. 203-417-7505

CASEY CONSTRUCTION & SWEET NET
220 OLD SIB ROAD, RIDGEFIELD, CT.

ADDRESS OF PROPERTY: 6 Island H. Rd ZONE R20

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*	25	22.8		
Side N/S/E/W*	32	36	16.6 addition	
Side N/S/E/W*	20	23.4		
Rear N/S/E/W*	20			

* circle the direction that applies.

FAR

Lot size in square feet:	
Permitted FAR in sq. ft. (see reverse side)	4112
Existing FAR in sq. ft.	401970
FAR of proposed addition in sq. ft.	509
Total Proposed FAR (line 3 + line 4)	2479

COVERAGE

Lot size in square feet:	
Permitted coverage in sq. ft. (see reverse side)	2017
Existing coverage in sq. ft.	1156
Coverage of proposed addition in sq. ft.	509
Total Proposed Lot Coverage (lines 3 + line 4)	1665

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: _____

PROPERTY ADDRESS: _____

ZONING DISTRICT: _____

PROPOSAL: _____


Proposed garage with deck above, which will be 16.6' from the east property line.

DATE OF REVIEW: _____

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 R-20 zone are 20 feet. The proposal is for an east side setback of 16.6 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.