

# 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 11.29.24

- 1) Applicant TOM STURGES  
Address 71 PEACEABLE RIDGE ROAD
- 2) Premises Located at: 71 PEACEABLE RIDGE ROAD  
Closest cross street or nearest intersecting road: PEACEABLE HILL
- 3) Interest in Property:  
owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent X  
Owner of Record: TOM STURGES
- 4) Tax Assessor Map No: C15 - 0031
- 5) Zone in which property is located RAAA Area of Lot (acres) 2.02
- 6) Dimensions of Lot: Frontage 150 Average Depth ±658
- 7) If this is residential property: single family X multi-family \_\_\_\_\_
- 8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ No X
- 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: 87-022, 87, 116
- 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: SIDE YARD SETBACKS OF 35'-6"  
AND 36'-10" AT EACH SIDE IN LIEU OF 50' REQUIRED  
SETBACK

Signature of Owner

Or Signature of Agent

Mailing Address

E-Mail Address (optional)

16 BOULDER HILL RD

Phone No. 203-766-4657

MACARCHO@NET.NET

ADDRESS OF PROPERTY: 71 PEACEABLE ZONE RAAA  
RIDGE ROAD

**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*	50	310	248	-
Side N/S/E/W*	50	21-6	35'-6"	14.5'
Side N/S/E/W*	50	34-10	34'	14.10'
Rear N/S/E/W*	50	296	290	-

\* circle the direction that applies.

**FAR**

Lot size in square feet:	87991
Permitted FAR in sq. ft. (see reverse side)	8516
Existing FAR in sq. ft:	2650
FAR of proposed addition in sq. ft.	2924
Total Proposed FAR (line 3 + line 4)	5610

**COVERAGE**

Lot size in square feet:	87991
Permitted coverage in sq. ft. (see reverse side)	5457
Existing coverage in sq. ft.	2225
Coverage of proposed addition in sq. ft:	852
Total Proposed Lot Coverage (lines 3 + line 4)	3077

see reverse side

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Tom Surges

PROPERTY ADDRESS: 71 Peaceable Ridge Road

ZONING DISTRICT: RAAA

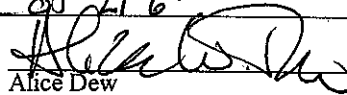
PROPOSAL:  
Proposing a second story addition within  
side yard setbacks.

DATE OF REVIEW: 12/2/2024

**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 RAAA zone  
are 50'. Proposing north side at 36' (current  
setback is 36' 10". South side is proposed at  
35' 6" with existing setback of 21' 6".

  
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.