

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 09/06/2024

- 1) Applicant Trillium Architects
Address 16 Bailey Ave, Second Floor, Ridgefield, CT 06877
- 2) Premises Located at: 80 Topstone Road, Ridgefield, CT 06877
Closest cross street or nearest intersecting road: Simpaug Turnpike
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: Lisa Kuller
- 4) Tax Assessor Map No: H12
- 5) Zone in which property is located R-AA Area of Lot (acres) 1.095
- 6) Dimensions of Lot: Frontage 51.37' Average Depth 536.80'
- 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? Yes
Is property within 500 feet of New York State? No
- 10) Have any previous petitions been filed on this property? No
If so, give dates and/or variance numbers: _____
- 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: We are requesting a side setback variance. The existing lot is only 1.095 acres in a 2 acre zone and the lot width is only 51.37' making it impossible to have a building on the property with 35' side setbacks. The existing building side setbacks from the property line to the closest building point is 13.4' on the west side and 7.1' on the east side. The proposed addition is well inside the existing building side setbacks at 21.0'.

Signature of Owner _____
Or Signature of Agent Kevin Regan TRILLIUM ARCHITECTS LLC

Mailing Address 16 Bailey Ave, Second Floor, Ridgefield, CT 06877 Phone No. 203-438-4540
E-Mail Address (optional) trilliumarchitects@gmail.com

ADDRESS OF PROPERTY: 80 Topstone Road 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*				
Side N/S/E/W*	35'	13.4'	21.0'	Exist. 21.6'/Prop. 14'
Side N/S/E/W*				
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	
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:	
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: Trillium Architects

PROPERTY ADDRESS: 86 Topstone Rd.

ZONING DISTRICT: RAA


PROPOSAL:
As per Section 3.5.H, setbacks in the RAA zone
are 35'. Current setback on west side is 13.4'
Proposed additions at 21'

DATE OF REVIEW: 9/23/24

ZEO COMMENTS:

Please note that based on the information provided by the applicant, this proposal would fail to meet the following zoning requirements.**

Applicant is proposing additions to the existing structure
on the west side. As per Section 3.5.H, setbacks
are 35'. The current setback is 13.4' and the additions
are proposed at 21'.


Richard Baldelli 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.