



# 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 May 28, 2025

- 1) Applicant Sarah Finucane (Daughter of owner Arleen Campbell)  
Address 101 LIMEKILN RD Ridgefield CT 06877
- 2) Premises Located at: \_\_\_\_\_  
Closest cross street or nearest intersecting road: Limekiln & Linden Rd
- 3) Interest in Property:  
owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: Arleen Campbell
- 4) Tax Assessor Map No: F-12
- 5) Zone in which property is located RAA Residence Area of Lot (acres) 1.135 ac
- 6) Dimensions of Lot: Frontage 180' Limekiln + 110' Linden Average Depth 280'
- 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? 1960's to build the garage a variance was granted  
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: Add 2nd level home office to existing 1 level garage

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

Mailing Address 101 LIMEKILN RD Ridgefield CT 06877

E-Mail Address \_\_\_\_\_

Phone No. ~~\_\_\_\_\_~~

ADDRESS OF PROPERTY: 101 LIMEKILN RD Ridgefield CT ZONE RAA Residence

**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*	35'			
Side N/S/E/W*	35'	approx. 15-20'	approx. 15-20'	0
Side N/S/E/W*	35'			
Rear N/S/E/W*	35			

\* circle the direction that applies.

**FAR**

Lot size in square feet:	49,436.6 sq ft
Permitted FAR in sq. ft. (see reverse side)	3675 sq ft
Existing FAR in sq. ft:	2715 sq ft
FAR of proposed addition in sq. ft.	0
Total Proposed FAR (line 3 + line 4)	2715 sq ft

**COVERAGE**

Lot size in square feet:	49,436.6 sq ft
Permitted coverage in sq. ft. (see reverse side)	3675 sq ft
Existing coverage in sq. ft.	2715 sq ft
Coverage of proposed addition in sq. ft:	411 sq ft added to 2nd level
Total Proposed Lot Coverage (lines 3 + line 4)	3126 sq ft

see next page

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Sarah Finucane

PROPERTY ADDRESS: 101 Limekiln Rd.

ZONING DISTRICT: RAA

PROPOSAL:

Add a second floor to existing garage maintaining existing setbacks. South side setback 20' as per variance # 63-017.

DATE OF REVIEW: 5/28/25

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 the RAA zone are 35'. Applicant received variance in 1963 for garage w/ south setback of 20'. As per Section 8.1.4, a variance is needed to expand upward.

  
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.*