

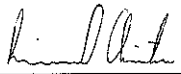

# RIDGEFIELD BOARD OF APPEALS ON ZONING

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 March 29, 2021

- 1) Applicant Richard Arita & Krystin Moonan  
Address 10 Stonecrest Road, Ridgefield, CT 06877
- 2) Premises Located at: 10 Stonecrest Road, Ridgefield, CT 06877  
Closest cross street or nearest intersecting road: North Street, Ridgefield, CT 06877
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: Richard Arita & Krystin Moonan
- 4) Tax Assessor Map No: E11-0019
- 5) Zone in which property is located R-AA Area of Lot (acres) 1.13
- 6) Dimensions of Lot: Frontage 139.26 ft Average Depth approx. 180 ft
- 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: 69-046, 71-015, 92-036, 17-005
- 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: Existing, non-conforming set back addition, to include 2 bedrooms, 1 bathroom on the south side of the existing structure. The proposed addition will extend to the end of the existing deck. Requesting lot coverage variance of 262.85 sq/ft

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

Mailing Address 10 Stonecrest Road, Ridgefield, CT 06877 Phone No. 914-469-8941 & 914-497-4434  
E-Mail Address (optional) kcmoonan@gmail.com & richarita@yahoo.com

ADDRESS OF PROPERTY: 10 Stonecrest 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*	35 ft			
Side N/S/E/W*	35 ft			
Side N/S/E/W*	35 ft			
Rear N/S/E/W*	35 ft	28 ft	28 ft	7 ft

\* circle the direction that applies.

**FAR**

Lot size in square feet:	49,223
Permitted FAR in sq. ft. (see reverse side)	6,189.78
Existing FAR in sq. ft.:	3,351
FAR of proposed addition in sq. ft.	578
Total Proposed FAR (line 3 + line 4)	3,929

**COVERAGE**

Lot size in square feet:	49,223
Permitted coverage in sq. ft. (see reverse side)	3,723.15
Existing coverage in sq. ft.	3,408
Coverage of proposed addition in sq. ft.	578
Total Proposed Lot Coverage (lines 3 + line 4)	3,986

see reverse side

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Richard Arita & Krystin Moonan

PROPERTY ADDRESS: 10 Stonecrest Road, Ridgefield, CT 06877

ZONING DISTRICT: BAA

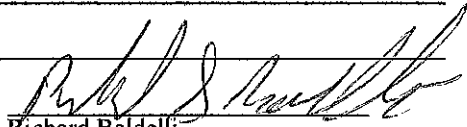
PROPOSAL: Construct an addition to a single fam. dwelling that will exceed the permitted coverage and not meet the minimum setback

DATE OF REVIEW: 4/5/21

ZEO COMMENTS:

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

3.5 F.  
3.5 H.

  
Richard Baldelli  
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.*