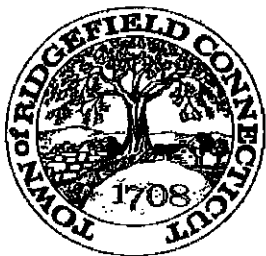


#25-011



# 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 13, 2005

- 1) Applicant Noel C. Roy and Jennifer K. Roy  
Address 115 High Ridge Avenue
- 2) Premises Located at: 115 High Ridge Avenue  
Closest cross street or nearest intersecting road: Peaceable Street
- 3) Interest in Property:  
owner XX contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 4) Tax Assessor Map No: E15-0028
- 5) Zone in which property is located RA Area of Lot (acres) 1.18 +/- acre
- 6) Dimensions of Lot: Frontage 12.622 ft Average Depth 590 ft. (210 ft.)
- 7) If this is residential property: single family XX multi-family \_\_\_\_\_
- 8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ No XX
- 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? 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: Lot coverage variance to allow enclosure of basement entrance. Total s.f. requested is 44 s.f.

Signature of Owner  
Or Signature of Agent

Mailing Address

E-Mail Address (optional)

Phone No.

203 438 6534

DONNELLY, MCNAMARA & GUSTAFSON  
150 DANBURY ROAD  
PO BOX 2000  
RIDGEFIELD, CT 06877

ADDRESS OF PROPERTY: 115 High Ridge Avenue ZONE RA

**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*	<u>25</u>	40.2	No change	0
Side N/S/E/W*	<u>25</u>	53.3	No change	0
Side N/S/E/W*	<u>25</u>	106.0	No change	0
Rear N/S/E/W*	<u>25</u>	78	No change	0

\* circle the direction that applies.

**FAR**

Lot size in square feet:	51,395
Permitted FAR in sq. ft. (see reverse side)	6,320.10
Existing FAR in sq. ft:	3,876
FAR of proposed addition in sq. ft.	0
Total Proposed FAR (line 3 + line 4)	3,876

**COVERAGE**

Lot size in square feet:	51,395
Permitted coverage in sq. ft. (see reverse side)	3,382
Existing coverage in sq. ft.	3,876
Coverage of proposed addition in sq. ft:	0
Total Proposed Lot Coverage (lines 3 + line 4)	3,876

see reverse side

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Noel C. and Jennifer K. Roy

PROPERTY ADDRESS: 115 High Ridge Avenue

ZONING DISTRICT: RA

PROPOSAL: Allow enclosure of basement access that would exceed lot coverage by 44 s.f. Work is already completed

DATE OF REVIEW: 5/13/25

**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.F, Maximum lot coverage for  
1.18 acres:  $1.18 \text{ acres} \times 43,900 \text{ sf/acre} = 51,400.8$  Allowable is  
 $3,440 \text{ sf} + (5\% \text{ of } 7,840.8) = 3,832$ . As per 2021 map, existing  
coverage is 3,876 sq. ft.

  
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.*

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.