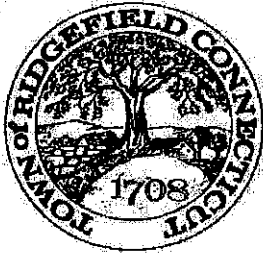


24-007



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

Teisute
Date 02/09/24
Applicant Jessite Juwaite

1) Applicant Jessite Juwaite
Address 117 Normanasco Rd

2) Premises Located at: Normanasco Salem Rd
Closest cross street or nearest intersecting road: _____

3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____

4) Tax Assessor Map No: 010 C100142

5) Zone in which property is located RA Area of Lot (acres) 0.18

6) Dimensions of Lot: Frontage 40.35' / 60.53' Average Depth 131'

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? Yes
If so, give dates and/or variance numbers: 01-07, 73-039

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: pre manufactured hot tub placed on patio during COVID legalization

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 117 Normanasco Rd Phone No. 203-249-5755

E-Mail Address tjuwaite@gmail.com

ADDRESS OF PROPERTY: 177 Manaprasee Lane 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 next page of this form)

SETBACKS

| | Required | Existing | Proposed | Deficiency |
|----------------|----------|----------|----------------------------|------------|
| Front N/S/E/W* | 25 | 26 | 26 | |
| Side N/S/E/W* | 25 | 7.7 | 7.7 | |
| Side N/S/E/W* | 25 * | 26.2 * | 26.2 | |
| Rear N/S/E/W* | 25 | 44.1' | 19.8' to not full (by 52') | |

* circle the direction that applies.

** 19' (25'-6') min required to stairs & stoops (which is now) 23.4'*

FAR

| | |
|---------------------------------------------|------|
| Lot size in square feet: | 8056 |
| Permitted FAR in sq. ft. (see reverse side) | 3067 |
| Existing FAR in sq. ft.: | 1250 |
| FAR of proposed addition in sq. ft. | n/a |
| Total Proposed FAR (line 3 + line 4) | |

COVERAGE

| | |
|--------------------------------------------------|------|
| Lot size in square feet: | 8056 |
| Permitted coverage in sq. ft. (see reverse side) | 1281 |
| Existing coverage in sq. ft. | 1350 |
| Coverage of proposed addition in sq. ft. | n/a |
| Total Proposed Lot Coverage (lines 3 + line 4) | |

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Teisote Jucaite

PROPERTY ADDRESS: 117 Mamanasco Rd.

ZONING DISTRICT: RA

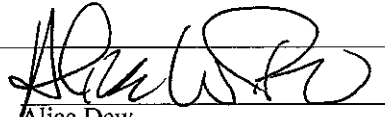
PROPOSAL:
Applicant is proposing a hot tub in an RA zone
19.8' from the property line.

DATE OF REVIEW: 2/12/2024

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, rear setbacks in the RA
zone are 25'. She is requesting a 19.8' distance
for the rear setback.



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.