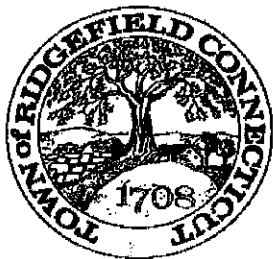


23-015



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 8-23-23

- 1) Applicant TOM STURGES
Address 117 PEACEABLE RIDGE
- 2) Premises Located at: 117 PEACEABLE RIDGE
Closest cross street or nearest intersecting road: PEACEABLE STREET
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: TOM STURGES
- 4) Tax Assessor Map No: C14-0023
- 5) Zone in which property is located RAAA Area of Lot (acres) 2.52
- 6) Dimensions of Lot: Frontage 149' Average Depth 72.5'
- 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? NO YES
If so, give dates and/or variance numbers: 08-042, 09-060
- 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: ADDITIONS TO EXISTING HOUSE
REQUIRING SET BACK 3.5' VARIANCES FOR 7' & 21'
AT EACH SIDE OF THE HOUSE

Signature of Owner
Or Signature of Agent [Signature]

Mailing Address 10 Boulder Hill Rd Phone No. 203-762-4657
E-Mail Address MACARCA@SNET.NET

ADDRESS OF PROPERTY: 117 PEACEABLE ZONE RAA
RIDGE

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*	50	28	143	—
Side N/S/E/W*	50	48'	43	7
Side N/S/E/W*	50	30-9	29	21
Rear N/S/E/W*	50	± 500	± 500	—

* circle the direction that applies.

FAR

Lot size in square feet:	109771
Permitted FAR in sq. ft. (see reverse side)	9823
Existing FAR in sq. ft:	2158
FAR of proposed addition in sq. ft.	2171
Total Proposed FAR (line 3 + line 4)	4329

COVERAGE

Lot size in square feet:	109771
Permitted coverage in sq. ft. (see reverse side)	10037
Existing coverage in sq. ft.	1564
Coverage of proposed addition in sq. ft:	1316
Total Proposed Lot Coverage (lines 3 + line 4)	2880

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: TOM STURGES

PROPERTY ADDRESS: 117 PEACEABLE RIDGE ROAD

ZONING DISTRICT: RAAA

PROPOSAL:

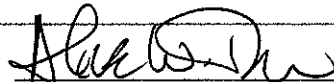
ADDITIONS TO EXISTING HOUSE REQUIRING
SET BACK VARIANCES OF 7' AND 21' FEET

DATE OF REVIEW: August 25, 2023

ZEO COMMENTS:

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

Does not meet setbacks as per Section 3.5.H. for
RAAA zone on both side setbacks. RAAA requires 50' on sides.
The southside setback proposed is 29' and the
north is 43'


Alice Dew
Zoning Enforcement Officer

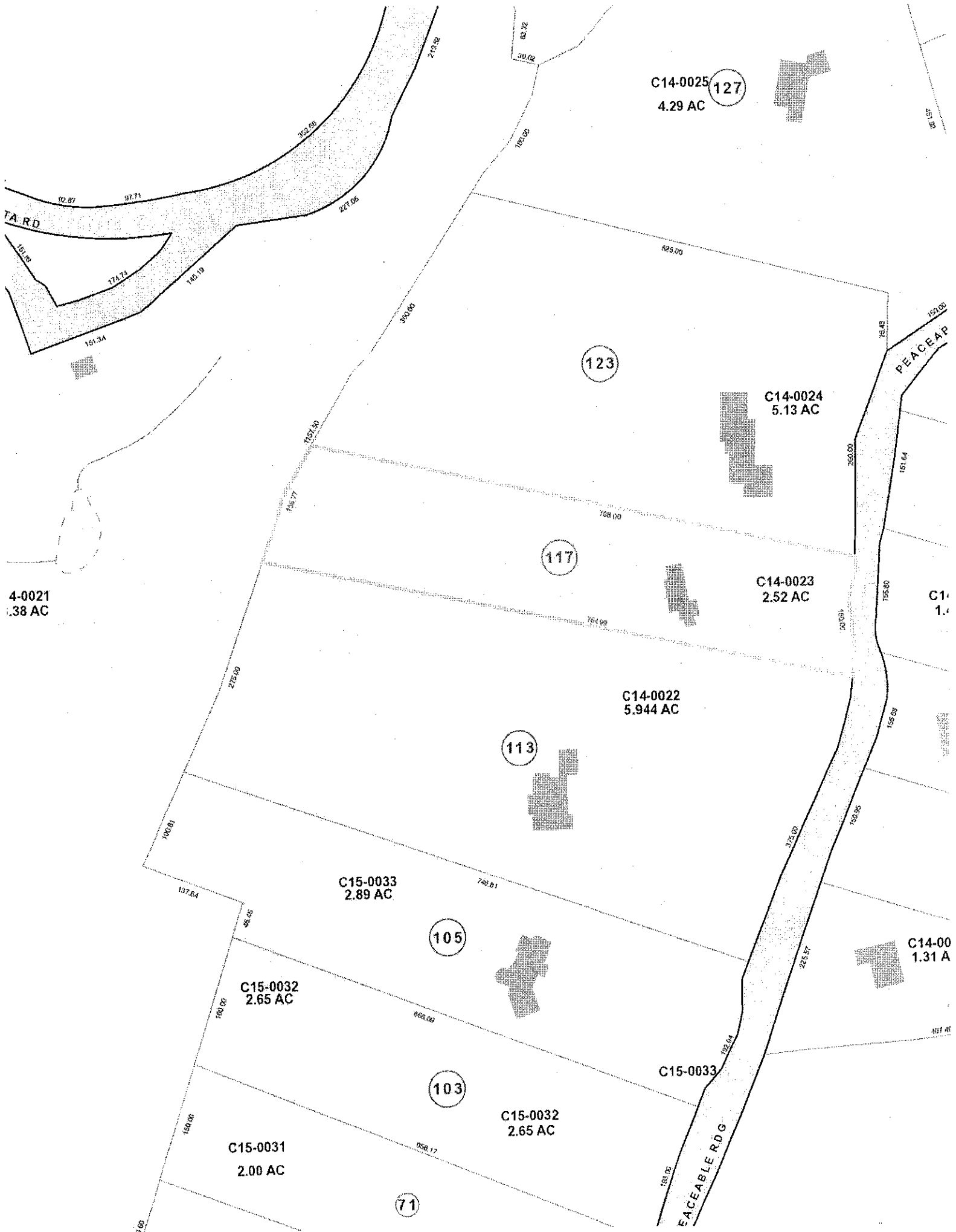
****NOTE:**

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.



C14-0025
4.29 AC

127

TARD

PEACE AP

123

C14-0024
5.13 AC

117

C14-0023
2.52 AC

4-0021
1.38 AC

C14-0022
5.944 AC

113

C15-0033
2.89 AC

105

C15-0032
2.65 AC

C14-00
1.31 A

103

C15-0032
2.65 AC

C15-0031
2.00 AC

71

C15-0033

FACEABLE RDG