

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 3/22/2024

- 1) Applicant YKM Acquisitions LLC/ YKM120 Ivy LLC
Address 345 E 57th St Apt 2B, New York, NY 10022
- 2) Premises Located at: 120 Ivy Hill Road
Closest cross street or nearest intersecting road: Jeffro Drive
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent _____
Owner of Record: Edward Jamroga
- 4) Tax Assessor Map No: F150041
- 5) Zone in which property is located RAA Area of Lot (acres) 0.17
- 6) Dimensions of Lot: Frontage 179' Average Depth Approximately 45'
- 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: Jan. 21, 1988, Appeal No. 87-190
- 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: See attached.

Signature of Owner *Yishaya Marks* By: Yishaya Marks, Its Managing Member
Or Signature of Agent _____

Mailing Address 345 E 57th St Apt 2B, New York, NY 10022 Phone No. 401-316-9719
E-Mail Address (optional) ykmacquisitions@gmail.com

ADDRESS OF PROPERTY: 120 Ivy Hill Road ZONE RAA

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 <u>N</u> /S/E/W*	35'	10'	10'	25'
Side N/S/E/ <u>W</u>	35'	about 15' 5'	about 15' 5'	20' 30'
Side N/S/E/W*	35'	19.9'	19.9'	15.1'
Rear <u>N</u> /S/E/W*	35'	15' (2.7' at narrow point)	15' (2.7' at narrow point)	20' (about 32' at narrow point)

* circle the direction that applies.

FAR

Lot size in square feet:	7,418
Permitted FAR in sq. ft. (see reverse side)	2,967
Existing FAR in sq. ft.:	1,950
FAR of proposed addition in sq. ft.	780
Total Proposed FAR (line 3 + line 4)	2,730

COVERAGE

Lot size in square feet:	7,418
Permitted coverage in sq. ft. (see reverse side)	1,187
Existing coverage in sq. ft.	1,436
Coverage of proposed addition in sq. ft.:	0*
Total Proposed Lot Coverage (lines 3 + line 4)	1,436

see reverse side

*New/modified structure will have the same coverage as existing structure without any addition

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: PKM Acquisitions LLC

PROPERTY ADDRESS: 120 Ivy Hill Road

ZONING DISTRICT: RAA

PROPOSAL:

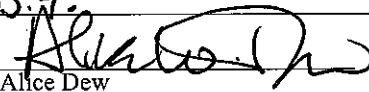
Demolish structure and retain existing foundation.
Proposing a two story single family dwelling.

DATE OF REVIEW: 03/28/24

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 Reg. 3.5.H., 35' are required setbacks for side, rear & front in RAA Zone. Existing and proposed are: front 10'; side (west) 5', side (east) 19'9"; rear 2.7' for height increase as per Reg. 8.1.B.4.


Alice Dew

Zoning Enforcement Officer

Previous variance was for front overhang 30' long. This is being reduced to 5' x 5' porch with stairs

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 for a building/zoning permit before construction.