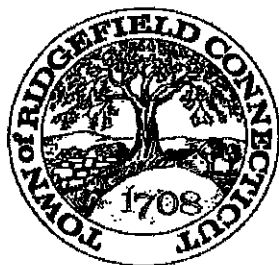


22006



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 3-1-22

1) Applicant BEN MIRAGLIA

Address 12 CASA TORCH LANE

2) Premises Located at: 12 CASA TORCH LANE
Closest cross street or nearest intersecting road: RT 102 BLANCHVILLE RD

3) Interest in Property:
owner contract purchaser lessee agent X
Owner of Record: BEN MIRAGLIA

4) Tax Assessor Map No: F17-0062

5) Zone in which property is located R-AA Area of Lot (acres) 1.3214 ACRES

6) Dimensions of Lot: Frontage +/- 260 Average Depth +/- 325

7) If this is residential property: single family X multi-family

8) Does this proposal involve the demolition of an existing building? Yes No X

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: CONSTRUCT SINGLE CAR GARAGE
THAT WILL REDUCE 35' REQUIRED SETBACK TO
29'-6"

Signature of Owner
Or Signature of Agent

Mailing Address 12 BONDEN Hill Rd Phone No. 203-766-4657
E-Mail Address (optional) MACARCH@SNET.NET

ADDRESS OF PROPERTY: 12 CASA TORCH ZONE R-AA
LANE

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 | 38.2 | 38.2 | |
| Side N/S/E/W* | 35 | 77.3 | 77.3 | |
| Side N/S/E/W* | 35 | 42.9 | 29.5 | 5.5' |
| Rear N/S/E/W* | 35 | 120 | 120 | |

* circle the direction that applies.

FAR

| | |
|---|-------|
| Lot size in square feet: | 57561 |
| Permitted FAR in sq. ft. (see reverse side) | 6690 |
| Existing FAR in sq. ft.: | 4921 |
| FAR of proposed addition in sq. ft. | 350 |
| Total Proposed FAR (line 3 + line 4) | 5271 |

COVERAGE

| | |
|--|-------|
| Lot size in square feet: | 57561 |
| Permitted coverage in sq. ft. (see reverse side) | 4140 |
| Existing coverage in sq. ft. | 3054 |
| Coverage of proposed addition in sq. ft.: | 350 |
| Total Proposed Lot Coverage (lines 3 + line 4) | 3404 |

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: BEN MIRAGLIA

PROPERTY ADDRESS: 12 CABA TORCH LANE

ZONING DISTRICT: R-AA


PROPOSAL:

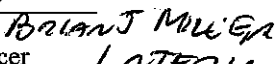
DATE OF REVIEW: _____

ZEO COMMENTS:

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

PROPOSED GARAGE IS WITHIN SIDEYARD
SETBACKS 35' REQUIRED AND APPLICATION FOR
REDUCTION TO 29.6'


Richard Baldeff
Zoning Enforcement Officer


BRIAN MUEA
INTERIA ZEO

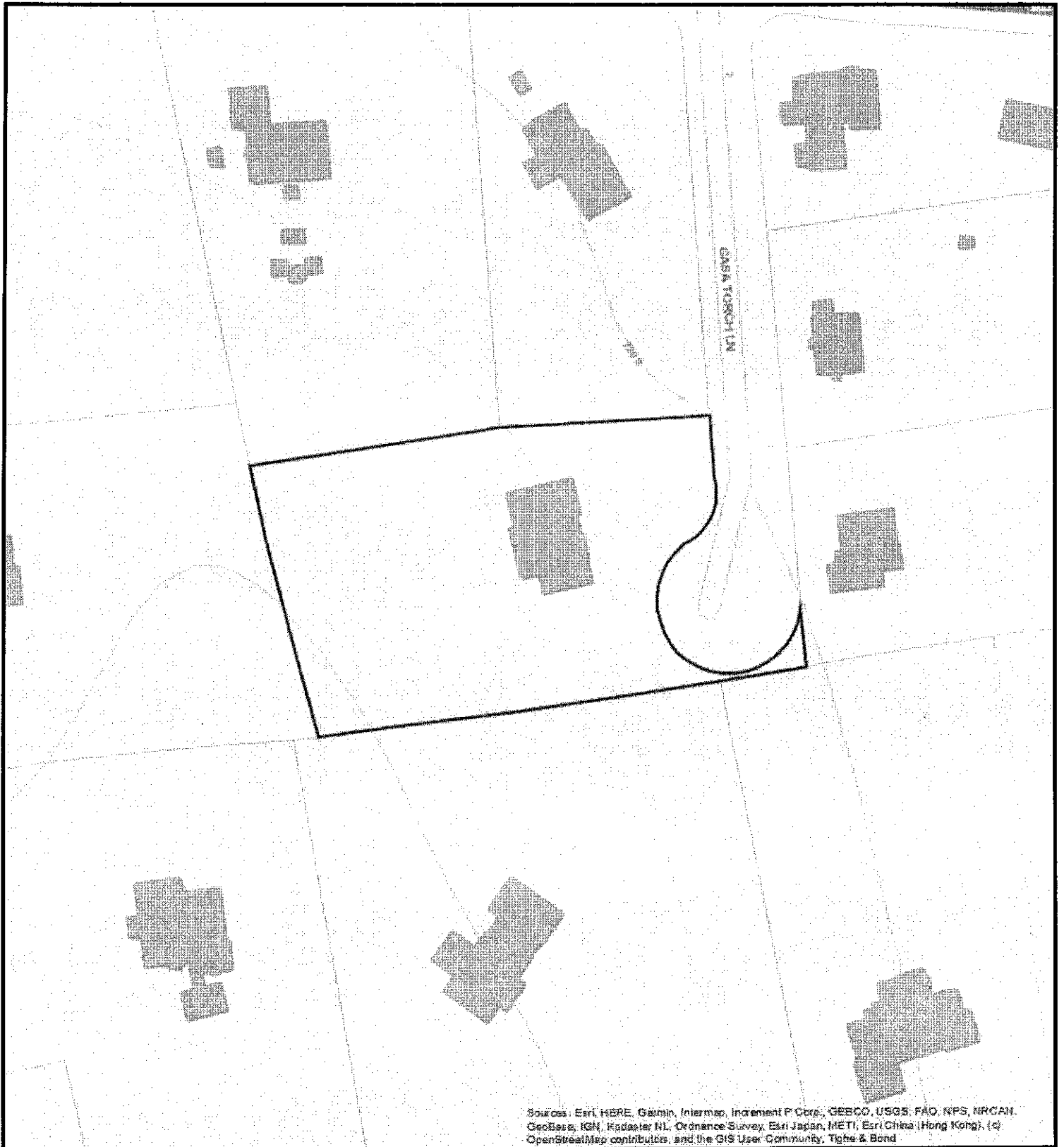
**NOTE:

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.

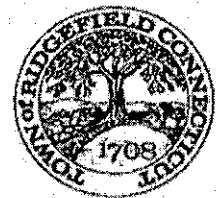
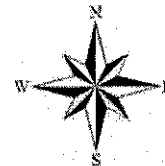


3/2/2022 8:44:50 AM

Scale: 1"=94'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Kim TJ Marshall
2 Casa Torch Lane
Ridgefield, CT 06877
kimmarshall518@gmail.com

February 6, 2022

Ridgefield Planning and Zoning
Ridgefield Town Hall Annex
66 Prospect Street
Ridgefield, CT 06877

RE: Zoning Variance
12 Casa Torch Lane
Ridgefield, CT 06877

Dear Ridgefield Planning and Zoning Commission,

I am writing to let you know that I have met with Lisa and Ben Miraglia of 12 Casa Torch Lane and have seen their architectural plans for an addition to their garage. As the Miraglia's adjacent neighbor and owner of 2 Casa Torch Lane, I find the plans acceptable and support the building of this addition.

Sincerely,

A handwritten signature in black ink that reads "Kim TJ Marshall". The signature is written in a cursive style with a long horizontal line extending to the right.

Kim TJ Marshall
203-438-7065