

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 2-10-23

- 1) Applicant STEVE TOMASCO
Address 131 PEACEABLE RIDGE
- 2) Premises Located at: 131 PEACEABLE RIDGE
Closest cross street or nearest intersecting road: WEST MTN RD
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: STEVE TOMASCO
- 4) Tax Assessor Map No: C14-0033
- 5) Zone in which property is located R AAA Area of Lot (acres) 1.05
- 6) Dimensions of Lot: Frontage 198.97' Average Depth 259'
- 7) If this is residential property: single family X 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
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: 1) ADDITION OF NEW 2 CAR GARAGE THAT DOES NOT MEET SETBACK 3.5H.
2) ADDITION BED ROOM AT SECOND FLOOR OVER EXISTING SPACE THAT DOES NOT MEET SETBACK 3.5H

Signature of Owner
Or Signature of Agent

Mailing Address

E-Mail Address

MACARENA@3NET.NET

Phone No.

203-786-4657

ADDRESS OF PROPERTY: 131 PEACEABLE ZONE RAAA
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*	56	128	100	-
Side N/S/E/W*	50	64	64	-
Side N/S/E/W*	50	40	35/29'	15'/26'
Rear N/S/E/W*	50	111	111	-

* circle the direction that applies.

FAR

Lot size in square feet:	45912
Permitted FAR in sq. ft. (see reverse side)	5991
Existing FAR in sq. ft.:	2646
FAR of proposed addition in sq. ft.	1235
Total Proposed FAR (line 3 + line 4)	3881

COVERAGE

Lot size in square feet:	45912
Permitted coverage in sq. ft. (see reverse side)	3527
Existing coverage in sq. ft.	1619
Coverage of proposed addition in sq. ft.:	588
Total Proposed Lot Coverage (lines 3 + line 4)	2207

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: STEVE TOMASCO

PROPERTY ADDRESS: 131 PEACEABLE RIDGE

ZONING DISTRICT: R1AAA

PROPOSAL:


ADDITION OF 2 CAR GARAGE THAT DOES NOT
MEET SETBACK. ADDITION OF SECOND FLOOR BEDROOM
OVER EXISTING FIRST FLOOR SPACE THAT DOES NOT
MEET SETBACK

DATE OF REVIEW: 3/14/2023

ZEO COMMENTS:

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

Section 3.5.H. Setback to west side setback: garage
at 35' (deficient 15'); second floor addition is
24' (deficient 26').


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.