

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 3/31/2021

1) Applicant Michael + Linda Queenan
Address 147 BARRY AVE

2) Premises Located at: 147 BARRY AVE
Closest cross street or nearest intersecting road: COAGE ST.

3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Michael + Linda Queenan

4) Tax Assessor Map No: 868 AND 7381

5) Zone in which property is located RAA Area of Lot (acres) 0.1704

6) Dimensions of Lot: Frontage 114.43 Average Depth 62.50

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: D140027

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: SEEKING SETBACK & COVERAGE
APPROVAL. 8 SQUARE FEET WERE ADDED FROM MODIFICATION
OF TWO STEPS FROM DECK, FOLLOWING HOME RENOVATIONS
IN 2011, UNDER APPROVED VARIANCE D140027 INCLUDED
FOR REFERENCE.

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 147 BARRY AVE, 06877 Phone No. (203) 313-4484

E-Mail Address (optional) Queenan106@gmail.com (914) 588-0055
LINDAQUEENAN@gmail.com

ADDRESS OF PROPERTY: 147 BARRY AVE 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 N/S/E/W*	35	7' 0"		
Side N/S/E/W*	35	51' 3"		
Side N/S/E/W*	35	10' 1"		
Rear N/S/E/W*	35	11' 6"		

* circle the direction that applies.

FAR

Lot size in square feet:	7,421
Permitted FAR in sq. ft. (see reverse side)	2968
Existing FAR in sq. ft.:	2011
FAR of proposed addition in sq. ft.	2011
Total Proposed FAR (line 3 + line 4)	2011

COVERAGE

Lot size in square feet:	7,421
Permitted coverage in sq. ft. (see reverse side)	
Existing coverage in sq. ft.	1,478
Coverage of proposed addition in sq. ft.	8
Total Proposed Lot Coverage (lines 3 + line 4)	1486

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Michael & Linda Queenan

PROPERTY ADDRESS: 147 Barry AVE

ZONING DISTRICT: RAA

PROPOSAL:

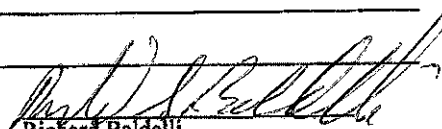
permit an addition that was constructed closer to the property than was approved in ZBA appeal, Appeal 10-029 to remain in its current location

DATE OF REVIEW: 4/1/21

ZEO COMMENTS:

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

3.5.H.


Richard Baldelli
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 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.