

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

*** FOR ADDITION TO MAIN HOUSE *
APPLICATION FOR VARIANCE**

Date 11-10-23

- 1) Applicant RICHARD VAIL
Address 4 MONEY HILL ROAD, HOLMES, N.Y. 12531
- 2) Premises Located at: 149 MAIN STREET
Closest cross street or nearest intersecting road: WEST LANE (ROUTE 35)
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent
Owner of Record: COLLEEN AND EARL FLATH
- 4) Tax Assessor Map No:

MAP	LOT	VOLUME	PAGE
<u>5946/A</u>	<u>1138</u>	<u>1</u>	<u>2357</u>
- 5) Zone in which property is located RA Area of Lot (acres) 1 ACRE
- 6) Dimensions of Lot: Frontage 137.11 FT. Average Depth 317 FT.
- 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? 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: PROPOSE TO DEMOLISH EXISTING SCREENED PORCH AND ADD A MUD RM / FAMILY RM. AND CONSERVATORY.

Signature of Owner [Signature]
Or Signature of Agent [Signature]

Mailing Address 4 MONEY HILL RD. Phone No. 845-531-9339
E-Mail Address (optional) RICHARDEVAIL@GMAIL.COM

ADDRESS OF PROPERTY: 149 MAIN ST. ZONE RA

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)

** FOR ADDITION TO MAIN HOUSE **

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	25 FT.	10.6 FT.	NO CHANGE	14.4 FT.
Side N/S/E/W*	25 FT.	64.14 FT.	63 FT.	NONE
Side N/S/E/W*	25 FT.	9.0 FT.	NO CHANGE	16.0 FT.
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	43,501 SF
Permitted FAR in sq. ft. (see reverse side)	5,850 SF
Existing FAR in sq. ft.:	3,807 S.F.
FAR of proposed addition in sq. ft.	515 SF 9,500 SF
Total Proposed FAR (line 3 + line 4)	4,322 SF

COVERAGE

Lot size in square feet:	43,501 SF
Permitted coverage in sq. ft. (see reverse side)	3,440 SF
Existing coverage in sq. ft.	3,573 SF
Coverage of proposed addition in sq. ft.:	3,500 340 SF.
Total Proposed Lot Coverage (lines 3 + line 4)	3913 SF

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

* FOR ADDITION TO MAIN HOUSE *

VARIANCE APPLICANT: RICHARD VAIL

PROPERTY ADDRESS: 149 MAIN STREET

ZONING DISTRICT: RA

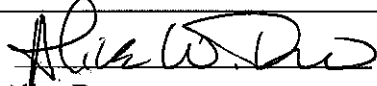
PROPOSAL:
Demolition of existing screened porch on north side of house and building addition & patio. Proposing another addition to the west side of existing house.

DATE OF REVIEW: 11/17/2023

ZEO COMMENTS:

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

Zoning Reg. Section 3.5.F will need a variance.
Proposed increase in coverage from existing is 340 sf.
Proposed increase from allowable is 473 sf.


Alice Dew,
Ridgefield 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.

If approved, a stormwater plan will be required for impervious coverage (Section 7.15.B.).