

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

~~2/2/23~~

FOR ADDITION TO MAIN HOUSE
APPLICATION FOR VARIANCE

Date 4/2/24

- 1) Applicant RICHARD VAIL
Address 4 MOONEY 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 & EARL FLATH
- 4) Tax Assessor Map No: MAP 5946 / LOT A VOLUME 1138 / PAGE 0357
- 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 applications been filed on this property? YES
If so, give dates and/or variance numbers: 11/16/23
- 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 MUDROOM & CONSERVATORY.

Signature of Owner _____
Or Signature of Agent [Signature]

Mailing Address 4 MOONEY HILL RD. HOLMES, N.Y. 12531 Phone No. 845-5319339
E-Mail Address 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 next page 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	
Side N/S/E/W*	25 FT.	64.1 FT. XL	62 FT.	
Side N/S/E/W*	25 FT.	9.0 FT. XL	NO CHANGE	
Rear N/S/E/W*	25 FT.	260 FT. XL	250 FT. XL	

* circle the direction that applies.

FAR

Lot size in square feet:	43,561 S.F.
Permitted FAR in sq. ft. (see reverse side)	5,850 S.F.
Existing FAR in sq. ft.:	3,807 S.F.
FAR of proposed addition in sq. ft.	396 S.F.
Total Proposed FAR (line 3 + line 4)	4,203 S.F.

COVERAGE

Lot size in square feet:	43,561 S.F.
Permitted coverage in sq. ft. (see reverse side)	5,850 S.F. 3,440 S.F.
Existing coverage in sq. ft.	3,807 S.F. 3,573 S.F.
Coverage of proposed addition in sq. ft.:	- 2 S.F.
Total Proposed Lot Coverage (lines 3 + line 4)	3,571 S.F.

* NOTE: EXISTING BARN WILL BE DEMOLISHED AND REBUILT SMALLER

see next page

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, & CONSTRUCTION OF CONSERVATORY
ON NORTH SIDE OF HOUSE, CONSTRUCTION OF MUD ROOM
AND EXPANSION OF EXISTING BED ROOM OFF WEST SIDE OF HOUSE.

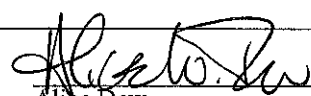
DATE OF REVIEW: 4/4/2024

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 Section 3-5-F, maximum lot coverage is 3,440 sq.ft.
proposed is 3,571 sq.ft (2sq.ft. less than existing)

* Received HDC approval 10/23/2023


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.