

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 3-2-22

- 1) Applicant LISA McEVoy
- Address 150 HIGH RIDGE AVENUE
- 2) Premises Located at: ~~150~~ 150 HIGH RIDGE RD
Closest cross street or nearest intersecting road: CATONAH STREET
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent
Owner of Record: LISA McEVoy
- 4) Tax Assessor Map No: E15-0218
- 5) Zone in which property is located R-20 Area of Lot (acres) 22.215
- 6) Dimensions of Lot: Frontage ± 97' Average Depth ± 199'
- 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: SETBACK VARIANCE FOR NEW SCREENED PORCH AT 15'-0" IN LIEV OF REQUIRED 20' SETBACK COVERAGE VARIANCE OF 301 SQUARE FEET OVER ALLOWABLE

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 1E BEULDER Hill Rd Phone No. 203-798-4657
E-Mail Address (optional) MACARCH@GNET.NET

ADDRESS OF PROPERTY: 150 H. 4th Ridge ZONE R-20
AVENUE

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*	25	46-7'	40-7'	
Side N/S/E/W*	20	35	38	
Side N/S/E/W*	20	14	15.4	5'
Rear N/S/E/W*	20	71	71	

* circle the direction that applies.

FAR

Lot size in square feet:	22 215
Permitted FAR in sq. ft. (see reverse side)	4353
Existing FAR in sq. ft.:	2096
FAR of proposed addition in sq. ft.	0
Total Proposed FAR (line 3 + line 4)	2096

COVERAGE

Lot size in square feet:	72215
Permitted coverage in sq. ft. (see reverse side)	2203
Existing coverage in sq. ft.	2471
Coverage of proposed addition in sq. ft.	- 2
Total Proposed Lot Coverage (lines 3 + line 4)	2469

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Lisa Mc Evoy

PROPERTY ADDRESS: 150 High Ridge Ave

ZONING DISTRICT: R20

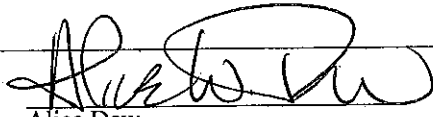
PROPOSAL:
They are asking for a variance of the 20' setback to 15 feet for a screened porch and a coverage variance of 301 sq. ft.

DATE OF REVIEW: 3/21/22

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. and Section 3.5.F.



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 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.