



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 3-7-22

- 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 18 BOULDER HILL RD Phone No. 203-798-4657
E-Mail Address (optional) MACARCHE@NET.NET

ADDRESS OF PROPERTY: 150 High 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 | 40-7" | 40-7" | |
| Side N/S/E/W* | 20 | 33 | 33 | |
| Side N/S/E/W* | 20 | 14 | 15 | 5' |
| Rear N/S/E/W* | 20 | 71 | 71 | |

* circle the direction that applies.

FAR

| | |
|---|-------|
| Lot size in square feet: | 22215 |
| Permitted FAR in sq. ft. (see reverse side) | 4355 |
| 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: | 22215 |
| Permitted coverage in sq. ft. (see reverse side) | 2203 |
| Existing coverage in sq. ft. | |
| Coverage of proposed addition in sq. ft. | 360 |
| Total Proposed Lot Coverage (lines 3 + line 4) | 2504 |

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: LISA McEVoy

PROPERTY ADDRESS: 150 HIGH RIDGE AVENUE

ZONING DISTRICT: R-20


PROPOSAL:

DATE OF REVIEW: _____

ZEO COMMENTS:

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

A-2 SURVEY PLAN OF PROPERTY SHOULD BE PROVIDED FOR REVIEW. APPLICATION FOR VARIANCE FROM 3.5.H. I AM UNABLE TO FULLY REVIEW DUE TO LACK OF INFORMATION


~~Richard B. Miller~~ **BRIAN J. MILLER**
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.

Appraised Value

Assessed Value

Total

752,716

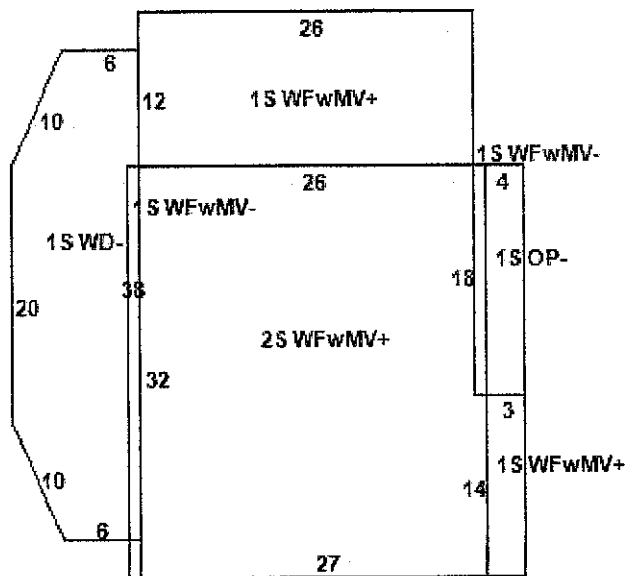
526,900

Owner's Information

Owner's Data

CRAIG ELSIE F
150 HIGH RIDGE AVE
RIDGEFIELD, CT 06877-4423

Building 1



| | | | | | |
|---------------------|-----------------------|-------------------------------|------------------|----------------------|------|
| Building Use: | Single Family | Living Area | 2,096 | Stories: | 2.00 |
| | | (Attic&Bsmt Not Included): | | | |
| Construction: | WF w/Msnry Ven | Year Built: | 1992 | Total Rooms: | 8 |
| Bedrooms: | 3 | Full Baths: | 3 | Half Baths: | 2 |
| Fireplaces: | 1 | Heating: | Forced Hot Air | Fuel: | Oil |
| Cooling Percent: | 100% | Basement Finished Area: | 650 | Basement Garages: | 0 |
| Roof Material: | Asphalt Arch Shingles | Siding: | Clapboards/Brick | | |

Special Features

| | |
|-----------|---|
| Whirlpool | 1 |
|-----------|---|

Attached Components

| Type: | Construction: | Year Built: | Area: |
|--------|------------------|-------------|-------|
| Deck | Wood | 1998 | 344 |
| Facing | 4ft Brick Facing | 1992 | 30 |
| Porch | Open | 1973 | 72 |

Detached Outbuildings

| Type: | Construction: | Year Built: | Length: | Width: | Area: |
|--------|------------------------|-------------|---------|--------|-------|
| Garage | Detached 1 Story Frame | 1900 | 34.00 | 24.00 | 816 |

Owner History - Sales

| Owner Name | Volume | Page | Sale Date | Deed Type | Sale Price |
|---------------|--------|------|------------|-----------|------------|
| CRAIG ELSIE F | 0951 | 1190 | 02/17/2012 | Probate | \$0 |