

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 02/08/23

- 1) Applicant Samantha Brant Nejame and sons
Address 91 South Street, Danbury
- 2) Premises Located at: 152 Nursery Road, Ridgefield
Closest cross street or nearest intersecting road: Limekiln Road
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent contractor
Owner of Record: Dan Gmelin
- 4) Tax Assessor Map No: 612-0507
- 5) Zone in which property is located RAA Area of Lot (acres) 1.490
- 6) Dimensions of Lot: Frontage 320.8 Average Depth 196 +/-
- 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? NO
If so, give dates and/or variance numbers: _____
- 11) Is this property subject to any wetlands, conservation or preservation restriction? yes
- 12) Do you give Board members permission to visit the property? yes
- 13) Describe variance being requested: requesting a side yard variance of 23' and a backyard variance of 19'

Signature of Owner _____
 Or Signature of Agent [Signature]
 Mailing Address 91 South Street, Danbury Ct Phone No. 203-743-4663
 E-Mail Address sb@mypoolschool.com

ADDRESS OF PROPERTY: 152 NURSERY ZONE RAA
Rd

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)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*				
Side N/S/E/W*	35'		12'	23'
Side N/S/E/W*				
Rear N/S/E/W*	35'		16'	19'

* circle the direction that applies.

FAR

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

N/A

COVERAGE

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

N/A

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Samantha Brant NeJame: Sons

PROPERTY ADDRESS: 152 Nursery Road

ZONING DISTRICT: RAA

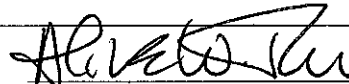
PROPOSAL: Installation of an inground pool proposing a final setback of 12' on the east side (required 35') and final setback of 16' in rear (required 35').

DATE OF REVIEW: 2/14/23

ZEO COMMENTS:

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

A variance is required for the side & rear setbacks as per 3.5.H.



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.

Please review Zoning Section 7.15.B. to determine if you meet the impervious coverage thresholds. If not, a stormwater plan will be required.