

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Valmar Franca / Franca Group LLC

PROPERTY ADDRESS: 15 Ninth Lane

ZONING DISTRICT: RA

PROPOSAL:
Expansion of non-conforming existing accessory structure. Expansion vertical and east setback.

DATE OF REVIEW: 02/02/2023


ZEO COMMENTS:

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

3.5.H - Side setback and 8.1.B.2 - Expansion of legal nonconforming structure.

If variance is approved and this will become an ADU, consult Health Dept. and ADU requirements.

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


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.



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 12/05/2022

- 1) Applicant Valmar T. Franca, Jr.; Franca Group LLC
Address 197 Ethan Allen Highway, Suite 202, Ridgefield, CT 06877
- 2) Premises Located at: 15 Ninth Lane
Closest cross street or nearest intersecting road: Mamasasco Road
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent x
Owner of Record: Jane Jones Bradley
- 4) Tax Assessor Map No: C10-0137
- 5) Zone in which property is located RA Area of Lot (acres) 0.6526
- 6) Dimensions of Lot: Frontage 122.71 ft. Average Depth 138 ft.
- 7) If this is residential property: single family x multi-family _____
- 8) Does this proposal involve the demolition of an existing building? Yes x 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: 3.5.H Side yard (east) setback. Proposed project is to rebuild a legal nonconforming detached accessory structure. Proposed structure to be 14ft x 24 ft in same location as the existing 14ft x 22ft detached one-car garage. Vertical expansion also required for a loft.

Signature of Owner _____
Or Signature of Agent *Valmar T. Franca, Jr.*

Mailing Address 197 Ethan Allen Hwy, Suite 202, Ridgefield, CT Phone No. (203) 340-3004

E-Mail Address (optional) vtf@franca-group.com

ADDRESS OF PROPERTY: 15 Ninth Lane 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)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	25 ft	24.86 ft.	24.86 ft.	
Side N/S/E/W*	25 ft	18.39 ft.	18.25 ft.	6.75ft.
Side N/S/E/W*	25 ft	84.44 ft.	76.71 ft.	
Rear N/S/E/W*	25 ft	86.21 ft.	85.18 ft.	

* circle the direction that applies.

FAR

Lot size in square feet:	28,429 sf
Permitted FAR in sq. ft. (see reverse side)	4,790 sf
Existing FAR in sq. ft:	1,570 sf
FAR of proposed addition in sq. ft.	656 sf
Total Proposed FAR (line 3 + line 4)	2,226 sf

COVERAGE

Lot size in square feet:	28,429 sf
Permitted coverage in sq. ft. (see reverse side)	2,564 sf
Existing coverage in sq. ft.	1,732.38 sf
Coverage of proposed addition in sq. ft:	417 sf
Total Proposed Lot Coverage (lines 3 + line 4)	2,149.38 sf

see reverse side