



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

ATTN:
KELLY RYAN
ZONING BOARD
21-013

APPLICATION FOR VARIANCE

Date 4/18/2021

1) Applicant David + Angela Farabee

Address 16 Clearview Terrace

2) Premises Located at: 16 Clearview Terrace
Closest cross street or nearest intersecting road: Clearview Drive

3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____

4) Tax Assessor Map No: E06-0135

5) Zone in which property is located RA Area of Lot (acres) .33

6) Dimensions of Lot: Frontage _____ Average Depth _____

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? OK Yes
If so, give dates and/or variance numbers: 84-065, 86-057

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: Rebuild front porch although it falls within setback area. The current porch has deteriorated and is unsafe.

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address Same as above Phone No. 310.963.0009
E-Mail Address (optional) dfarabee@ucla.edu

CONTRACTOR: PATRICK FARRELL

ADDRESS OF PROPERTY: 16 Cleburne Terrace 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 | 8 | 8 | 17 (same structure) |
| Side N/S/E/W* | 25 | 25+ | 25+ | - |
| Side N/S/E/W* | 25 | 25+ | 25+ | - |
| Rear N/S/E/W* | 25 | 25+ | 25+ | - |

* circle the direction that applies.

FAR

| | |
|---|--------|
| Lot size in square feet: | 14,500 |
| Permitted FAR in sq. ft. (see reverse side) | 3,705 |
| Existing FAR in sq. ft.: | |
| FAR of proposed addition in sq. ft.: | |
| Total Proposed FAR (line 3 + line 4) | |

COVERAGE

| | |
|--|--------|
| Lot size in square feet: | 14,500 |
| Permitted coverage in sq. ft. (see reverse side) | 1,745 |
| Existing coverage in sq. ft.: | |
| Coverage of proposed addition in sq. ft.: | |
| Total Proposed Lot Coverage (lines 3 + line 4) | |

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: David & Angela Farnell

PROPERTY ADDRESS: 16 Clearview Terr

ZONING DISTRICT: PA

PROPOSAL: construct a porch on deck - plans are not clear - within the minimum yard setback

DATE OF REVIEW: 7/22/21

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 ft.
as the plans do not indicate if this opens or
enclose I am not able to comment
on coverage FAR

Richard Baldelli
Richard Baldelli
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.

