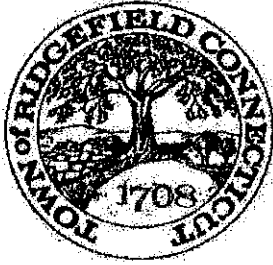


#23-011



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 4-19-23

1) Applicant KATHERINE ZAMECKI

Address 16 KIMBERLY COURT

2) Premises Located at: 16 KIMBERLY COURT
Closest cross street or nearest intersecting road: RIPPOWAM RD.

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

4) Tax Assessor Map No: B11-0009

5) Zone in which property is located R-AAA Area of Lot (acres) 132,763/3,05 ac.

6) Dimensions of Lot: Frontage 88' Average Depth 350'

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? YES

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? NO

12) Do you give Board members permission to visit the property? YES

13) Describe variance being requested: VARIANCE REQUESTED IS FOR SIDE YARD SETBACK BEING REDUCED TO 43 FEET FOR THE CONSTRUCTION OF A 24'x26' TWO CAR DETACHED GARAGE.

Signature of Owner [Signature] KATHERINE ZAMECKI
Or Signature of Agent _____

Mailing Address 16 Kimberly Ct Ridgefield CT 06877 Phone No. 203 912 9019

E-Mail Address kzamecki@gmail.com

ADDRESS OF PROPERTY: 6 KIMBERLY COURT ZONE R-AAA

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*	50	129.2	129.2	
Side N/S/E/W*	50	140.5	140.5	
Side N/S/E/W*	50	52.4	43.3	7
Rear N/S/E/W*	50	115	134.1	

* circle the direction that applies.

FAR

Lot size in square feet:	132,763
Permitted FAR in sq. ft. (see reverse side)	11,577
Existing FAR in sq. ft.:	1,940
FAR of proposed addition in sq. ft.	
Total Proposed FAR (line 3 + line 4)	

COVERAGE

Lot size in square feet:	132,763
Permitted coverage in sq. ft. (see reverse side)	7,578
Existing coverage in sq. ft.	3,398
Coverage of proposed addition in sq. ft.	624
Total Proposed Lot Coverage (lines 3 + line 4)	4,022

see next page

✓

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: ROGER J. PROVEY
PROPERTY ADDRESS: 16 KIMBERLY COURT

ZONING DISTRICT: R-AAA

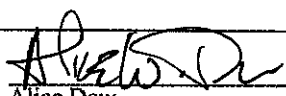
PROPOSAL:
VARIANCE BEING REQUESTED IS FOR SIDE
YARD SETBACK BEING REDUCED TO 43 FT.
FOR THE CONSTRUCTION OF DETACHED GARAGE.

DATE OF REVIEW: 4/21/2023

ZEO COMMENTS:

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

Variance requested for Section 3.5.H. for east side
setback from 50' to 43' for proposed garage
with porch.



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.