

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

23-005

APPLICATION FOR VARIANCE

Date 1/18/2023

- 1) Applicant Kyle Stupis  
Address 16 midrocks Road
- 2) Premises Located at: 16 midrocks Road  
Closest cross street or nearest intersecting road: Limestone Road
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: Kyle Stupis
- 4) Tax Assessor Map No: E07-0153
- 5) Zone in which property is located RA Area of Lot (acres) 0.4921
- 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 application been filed on this property? No  
If so, give dates and/or variance numbers: N/A
- 11) Is this property subject to any wetlands, conservation or preservation restriction? \_\_\_\_\_
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: Addition of a 12' x 16' deck to the NE side yard of property, which would extend into current setback area.

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

Mailing Address 16 midrocks Rd, Ridgefield CT 06877 Phone No. 443-340-9353  
E-Mail Address kjs2135@gmail.com

ADDRESS OF PROPERTY: 160 Midwicks Rd 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 next page of this form)

**SETBACKS**

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*				
Side <u>N</u> /S/ <u>E</u> /W*	25	26.1	16	9
Side N/S/E/W*				
Rear N/S/E/W*				

\* 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)	

**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)	

see next page

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Kyle Stupi

PROPERTY ADDRESS: 16 midrocks Rd, Ridgefield CT 06877

ZONING DISTRICT: RA

PROPOSAL:

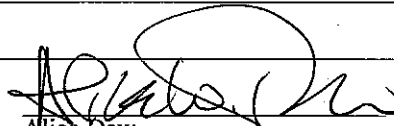
Additon of a 12' x 16' open deck to the  
NE side yard of the property which would  
extend into current setback area

DATE OF REVIEW: 3/14/2023

ZEO COMMENTS:

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

Section 3.5.H. Proposed deck will extend into 25' side  
setback on north side 9' for a setback of  
16 feet.

  
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.*

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