



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

25-009

APPLICATION FOR VARIANCE

Date

3/12/25

- 1) Applicant Kyle Stupi
Address 16 Midrucks Rd
- 2) Premises Located at: 16 Midrucks Rd
Closest cross street or nearest intersecting road: Limestone Rd
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: Kyle Stupi
- 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 applications 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 12' x 16' Deck to NE Side Yard of Property, which would extend into current Setback Area

Signature of Owner _____
Or Signature of Agent _____

Mailing Address 16 Midrucks Rd Ridgefield CT 06877 Phone No. 443 340 9353

E-Mail Address KTS2135@gmail.com

ADDRESS OF PROPERTY: 16 Midways 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 N/S/E/W*	25	26.1	20	5
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: Hyle Stupi
PROPERTY ADDRESS: 16 Midlocks Rd, Ridgefield CT 06877

ZONING DISTRICT: RA

PROPOSAL:

Re-zoning of property to zoning appropriate for size of
property to accommodate 12' x 16' deck to NE side
of property which would extend into current setback

DATE OF REVIEW: 5

ZEO COMMENTS:

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

As per Section 3.5.H, setbacks are 25'. Proposed
20' setback for northeast side.



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 when applying for Building/Zoning permits.

**A survey will be required before a Zoning Permit may be issued.*