

RIDGEFIELD BOARD OF APPEALS ON ZONING

20-023

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 10-12-20

- 1) Applicant MIKE KELLERER
Address 16 ROLLING HILLS ROAD
- 2) Premises Located at: 16 ROLLING HILLS ROAD
Closest cross street or nearest intersecting road: NURSERY ROAD
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: MIKE & MELISSA KELLERER
- 4) Tax Assessor Map No: G11-0038
- 5) Zone in which property is located RAA Area of Lot (acres) 1.04 ac
- 6) Dimensions of Lot: Frontage 206.61' Average Depth ± 200'
- 7) If this is residential property: single family X multi-family _____
- 8) Does this proposal involve the demolition of an existing building? Yes _____ No X
- 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: RELIEF FROM 3.5.14 REQUIREN
35' SETBACK TO 29' SETBACK PROPOSED

Signature of Owner _____
Or Signature of Agent [Signature]

Mailing Address 18 BOULDER HILL RD Phone No. 203-786-4657
E-Mail Address (optional) MALARCH@JNET.NET

ADDRESS OF PROPERTY: 16 Roxham Hill Rd ZONE RAA

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*	35	75	75	0
Side N/S/E/W*	35	107	107	0
Side N/S/E/W*	35	44.2	29	6
Rear N/S/E/W*	35	70	70	0

* circle the direction that applies.

FAR

Lot size in square feet:	45385
Permitted FAR in sq. ft. (see reverse side)	4327
Existing FAR in sq. ft.:	2048
FAR of proposed addition in sq. ft.	662
Total Proposed FAR (line 3 + line 4)	2710

COVERAGE

Lot size in square feet:	45385
Permitted coverage in sq. ft. (see reverse side)	2120
Existing coverage in sq. ft.	1104
Coverage of proposed addition in sq. ft.	290
Total Proposed Lot Coverage (lines 3 + line 4)	1394

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Mike Keller

PROPERTY ADDRESS: 16 Rolling Hills Road

ZONING DISTRICT: RAT

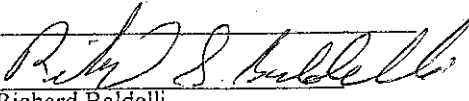
PROPOSAL:
construct an addition to a single-family residence that will be located within the minimum yard setback

DATE OF REVIEW: 10/13/20

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.


Richard Bajdelli
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.