

RIDGEFIELD BOARD OF APPEALS ON ZONING

Town Hall Annex, 66 Prospect Street

Ridgefield, Connecticut 06877

Phone: (203) 431-2786 Fax: (203) 431-2737

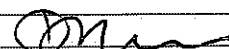
E-Mail: zba@ridgefieldct.org

20-021

APPLICATION FOR VARIANCE

Date 2020.08.27

- 1) Applicant Donald Cantillo - Architect
Address 17 Pin Pack Road, Ridgefield, Connecticut, 06877
- 2) Premises Located at: 17 Pin Pack Road, Ridgefield, Connecticut, 06877
Closest cross street or nearest intersecting road: Saw Mill Road
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Peter A. Keuls
- 4) Tax Assessor Map No: _____
- 5) Zone in which property is located RAA Area of Lot (acres) _____
- 6) Dimensions of Lot: Frontage 159.32' Average Depth 222.00' +/-
- 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? 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:
Small addition to main house which will be within the side setback
of the north property line.

Signature of Owner _____
Or Signature of Agent  DON CANTILLO 9.17.20

Mailing Address 421 Seventh Ave. Suite 901 NY, NY 10001 Phone No. 646.270.5300

E-Mail Address (optional) doncantillo@doncantillo.com

ADDRESS OF PROPERTY: 17 Pin Pack Road 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'-0"	35'-0"	N/A	N/A
Side N/S/E/W*	35'-0"	28'-0" & 26'-8"	26'-8"	8'-4" from Req.
Side N/S/E/W*	35'-0"	35'-0"	N/A	N/A
Rear N/S/E/W*	35'-0"	35'-0"	N/A	N/A

1'-4" & 0'-1" from Existing

* circle the direction that applies.

FAR

Lot size in square feet:	43,560 Sqft
Permitted FAR in sq. ft. (see reverse side)	5,850 Sqft
Existing FAR in sq. ft.:	4,027 Sqft
FAR of proposed addition in sq. ft.	84 Sqft
Total Proposed FAR (line 3 + line 4)	4,111 Sqft

COVERAGE

Lot size in square feet:	43,560 SqFt
Permitted coverage in sq. ft. (see reverse side)	3,440 SqFt
Existing coverage in sq. ft.	2,737 SqFt
Coverage of proposed addition in sq. ft.:	84 SqFt
Total Proposed Lot Coverage (lines 3 + line 4)	2,804 SqFt

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Don Cantillo

PROPERTY ADDRESS: 17 Pin Pack Road, Ridgefield, CT 06877

ZONING DISTRICT: RAA

PROPOSAL:

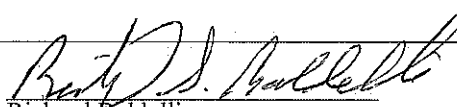
construct an addition to a single family residence that will be located within the minimum yard setback

DATE OF REVIEW: 9/24/20

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.H


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.