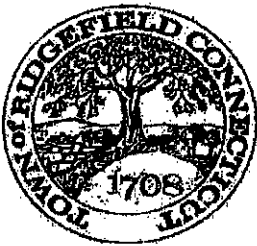


21-028



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 11-25-21

1) Applicant JEFF MARSON WOLFSON
Address 103 LIMKILN ROAD

2) Premises Located at: 103 LIMKILN RD
Closest cross street or nearest intersecting road: NURSERY RD

3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: JEFF WOLFSON

4) Tax Assessor Map No: F11-011

5) Zone in which property is located RAA Area of Lot (acres) 2.00 Acres³⁹

6) Dimensions of Lot: Frontage ±150 Average Depth ±592

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: TO ALLOW CONVERSION OF EXISTING DETACHED BUILDING INTO ACCESSORY DWELLING THAT DOES NOT MEET ALLOWABLE SQUARE FOOTAGE OF 900 S.F. EXISTING BUILDING IS 1536 SQ FT

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 15 Birch Hill Rd Phone No. 203-766-4657
E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 183 LIMEXILUM ROZONE 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	135	135	—
Side N/S/E/W*	35	50	50	—
Side N/S/E/W*	35	48	48	—
Rear N/S/E/W*	35	440	440	—

* circle the direction that applies.

FAR

Lot size in square feet:	43560
Permitted FAR in sq. ft. (see reverse side)	5450
Existing FAR in sq. ft.:	3859
FAR of proposed addition in sq. ft.	0
Total Proposed FAR (line 3 + line 4)	3859

COVERAGE

Lot size in square feet:	43560
Permitted coverage in sq. ft. (see reverse side)	3440
Existing coverage in sq. ft.	2975
Coverage of proposed addition in sq. ft.	—
Total Proposed Lot Coverage (lines 3 + line 4)	2975

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: JEFF WOLFSON WOLFSON

PROPERTY ADDRESS: 183 LIMEKILN ROAD

ZONING DISTRICT: BAA

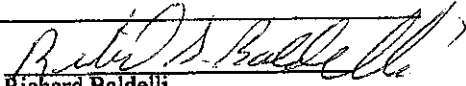
PROPOSAL:
to convert an accessory building ~~into~~ to a 4500 + square foot Accessory Dwelling unit

DATE OF REVIEW: 11/29/20

ZEO COMMENTS:

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

3.3 B.c.i


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.