



**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 March 2021

- 1) Applicant James Prusko  
Address 188 Main Street, Ridgefield, CT 06877
- 2) Premises Located at: 188 Main Street  
Closest cross street or nearest intersecting road: Branchville Road
- 3) Interest in Property:  
owner XX contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: ZETA REAL ESTATE MANAGEMENT V, LLC \*applicant is a member
- 4) Tax Assessor Map No: E16-0074
- 5) Zone in which property is located R-A Area of Lot (acres) 1.470 +/- acres
- 6) Dimensions of Lot: Frontage 145.72' Average Depth 269.2'
- 7) If this is residential property: single family XX multi-family \_\_\_\_\_
- 8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ No XX
- 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? Yes  
If so, give dates and/or variance numbers: 04-44, 08-013 and 16-011
- 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: Construction of a sunroom on the existing foundation of a rear patio. The area is approximately 500 s.f.

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

Mailing Address 188 Main St Ridgefield Phone No. \_\_\_\_\_  
E-Mail Address (optional) \_\_\_\_\_

ADDRESS OF PROPERTY: 188 Main Street ZONE R-A

**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*				
Side N/S/E/W*				
Side N/S/E/W*				
Rear N/S/E/W*				

\* circle the direction that applies.

FAR

Lot size in square feet:	64,033.20
Permitted FAR in sq. ft. (see reverse side)	7,078
Existing FAR in sq. ft:	8,267
FAR of proposed addition in sq. ft.	500
Total Proposed FAR (line 3 + line 4)	8,767

COVERAGE

Lot size in square feet:	64,033.20
Permitted coverage in sq. ft. (see reverse side)	4,464
Existing coverage in sq. ft.	5,115
Coverage of proposed addition in sq. ft.	500
Total Proposed Lot Coverage (lines 3 + line 4)	5,615

see reverse side

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: James Prusko

PROPERTY ADDRESS: \_\_\_\_\_

ZONING DISTRICT: RA

PROPOSAL:

construct an addition to a SFR on a  
parcel with more than one SFR and  
the addition will exceed the permitted lot coverage  
and Floor Area Standard

DATE OF REVIEW: 3/22/21

ZEO COMMENTS:

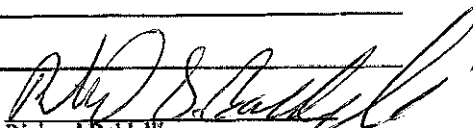
Please note that based on the information provided by the applicant, this proposal would fail to meet the following zoning requirements.\*\*

3.2B.1.

3.5.F

3.5.G.

8.1.A.3.

  
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.*

AUTHORIZATION LETTER

March 17, 2021

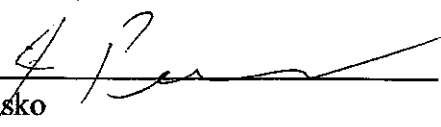
Ridgefield Zoning Board of Appeals  
Town Hall Annex  
66 Prospect Street  
Ridgefield, CT 06877

RE: APPLICATION BY JAMES PRUSKO FOR PROPERTY AT  
188 MAIN STREET, RIDGEFIELD, CT


Dear Board Members:

Please be advised that the undersigned resides at 188 Main Street, Ridgefield, Connecticut (the "Premises") and is a member of Zeta Real Estate Management V, LLC, the owner of the Premises. Please be advised that we have authorized the law firm of Donnelly, McNamara & Gustafson, P.C. to act on our behalf in the prosecution of the above-referenced application for a variance. In addition, the individual Board Members are hereby granted permission to enter upon and inspect the Premises during the course of these proceedings.

Thank you.

  
\_\_\_\_\_  
James Prusko

ZETA REAL ESTATE  
MANAGEMENT V, LLC

by   
\_\_\_\_\_  
James Prusko, Member

DONNELLY, McNAMARA & GUSTAFSON, P.C.

ATTORNEYS AT LAW

150 DANBURY ROAD

P. O. BOX 2006

RIDGEFIELD, CONNECTICUT 06877-0906

(203) 438-6534

FACSIMILE (203) 438-1283

REX E. GUSTAFSON

ROBERT R. JEWELL

JOSEPH H. DONNELLY

(1930-1992)

March 22, 2021

Hand-delivered  
Kelly Ryan, Administrator  
Ridgefield Zoning Board of Appeals  
66 Prospect Street  
Ridgefield, CT 06877

RE: VARIANCE APPLICATION BY JAMES PRUSKO FOR REAL  
PROPERTY AT 188 MAIN STREET, RIDGEFIELD, CT

Dear Kelly:

I represent James Prusko (the "Applicant"), the occupant and member of the owner of 188 Main Street, Ridgefield, Connecticut (the "Premises"). The Applicant is seeking approval to construct a sun room over an existing porch foundation. The Applicant requires variances of lot coverage and floor area ratio. If these variances are granted, the Applicant will then require approval from the Historic District Commission.

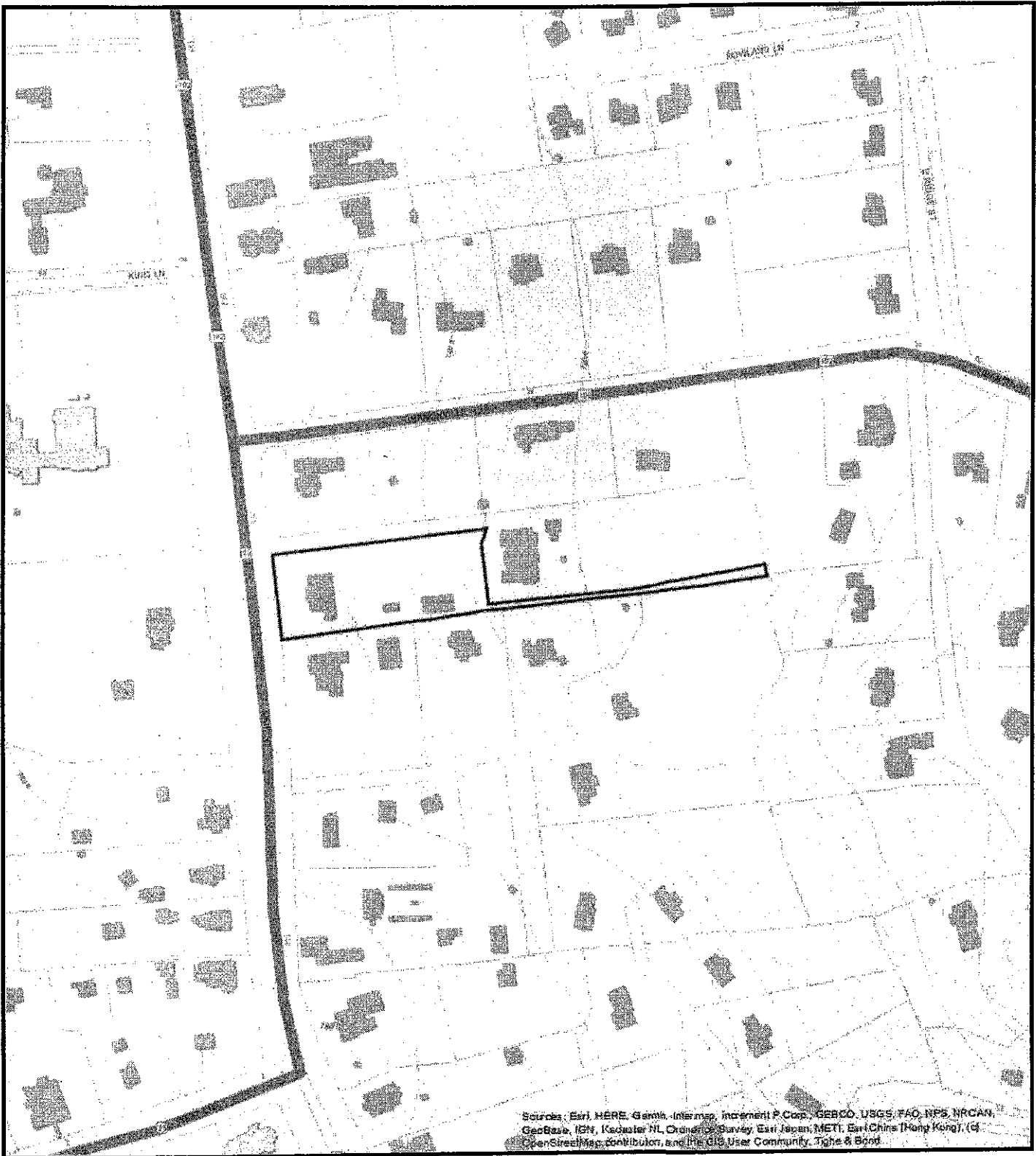
The application includes the following: (1) The signed application form; (2) Authorization letter from the Applicants; (3) Survey and architectural plans for the proposed expansion; and (4) A check in the amount of \$325.00 representing the application fee.

Please accept this application and schedule the public hearing for the next available date. Please contact me should you need any additional information.

Respectfully submitted,

Robert R. Jewell

encl.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community. Title & Bound

3/23/2021 2:28:06 PM

Scale: 1"=250'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

