



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 3-4-23

1) Applicant TISH UREN PEN BURGH

Address 18 CLEAR VIEW DRIVE

2) Premises Located at: 18 CLEARVIEW DRIVE

Closest cross street or nearest intersecting road: RAINBOW DRIVE

3) Interest in Property:

owner _____ contract purchaser _____ lessee _____ agent X

Owner of Record: TISH UREN PEN BURGH

4) Tax Assessor Map No: E16 0014

5) Zone in which property is located RA Area of Lot (acres) .51

6) Dimensions of Lot: Frontage 100' Average Depth 221'

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 applications been filed on this property? NO YES

If so, give dates and/or variance numbers: 89-030

11) Is this property subject to any wetlands, conservation or preservation restriction? WETLANDS

12) Do you give Board members permission to visit the property? YES

13) Describe variance being requested: EXPAND PECK INTO SETBACK

3.5H

Signature of Owner _____
Or Signature of Agent _____

Mailing Address 10 Boulder Hill Rd Phone No. 203-796-4657

E-Mail Address ~~MACARQ@GNET.NET~~

ADDRESS OF PROPERTY: 18 CLEARVIEW DR 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*	25	29	29	—
Side N/S/E/W*	25 25	17	17	—
Side N/S/E/W*	25	5.7'	2'-9"	16'-3" *
Rear N/S/E/W*	25	142'	142'	—

* 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: TISH VRENDENBURG

PROPERTY ADDRESS: 18 CLEAR VIEW DRIVE

ZONING DISTRICT: T2A

PROPOSAL:

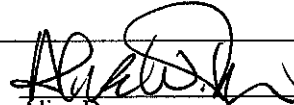
RENOVATE EXISTING DECK WITH STEPS
IN AREA OF SETBACK 3.5H

DATE OF REVIEW: 3/14/2023

ZEO COMMENTS:

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

Section 3.5.H. Proposed deck will be 8'9" from
property line on west side - more conforming than existing
5'7" from property line. East side setback to existing
shed is .7'


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.