



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

24-004

APPLICATION FOR VARIANCE

Date 1/5/24

- 1) Applicant Robert Bangser
Address 18 Partridge Drive
- 2) Premises Located at: Ridgefield, CT 06877
Closest cross street or nearest intersecting road: old Stagecoach Road
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Robert Bangser
- 4) Tax Assessor Map No: D07
- 5) Zone in which property is located R-AA Area of Lot (acres) 1.016 Acres
- 6) Dimensions of Lot: Frontage 203.65 Average Depth 225.00
- 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 application been filed on this property? Yes - 2
If so, give dates and/or variance numbers: 87-056
86-157
- 11) Is this property subject to any wetlands, conservation or preservation restriction? yes
- 12) Do you give Board members permission to visit the property? yes
- 13) Describe variance being requested: Approval of newly constructed deck within the set backs

Signature of Owner _____
Or Signature of Agent Reginald Farris

Mailing Address 18 Partridge Drive - Ridgefield CT Phone No. (203) 942-9431

E-Mail Address regis.caepentryllc@gmail.com

ADDRESS OF PROPERTY: 18 Parkridge Drive ZONE R-AA

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*	35			
Side N/S/E/W*	35	17.4		17.6
Side N/S/E/W*	35			
Rear N/S/E/W*	35			

* 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: Robert Bangser

PROPERTY ADDRESS: 18 Partridge Drive
Ridgefield, CT 06877

ZONING DISTRICT: R-AA

PROPOSAL: Approval for newly constructed Deck

DATE OF REVIEW: 01/19/2024

ZEO COMMENTS:

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

Zoning permit 2-23-19 was issued to construct a deck with extension.
Applicant had submitted an existing survey showing the 35' setback along
with notarized waiver by Owner that all the setbacks will be met.
The final Asbuilt shows that the extended deck is not meeting the setbacks.
This will require ZBA approval per Section 3-5-11

Aarti Paranjape 
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.