

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 5/17/21

- 1) Applicant Austin Golankiewicz
Address 18 Woodchuck Ln
- 2) Premises Located at: 18 Woodchuck Ln
Closest cross street or nearest intersecting road: Wilton Road West
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: E18-0092
- 5) Zone in which property is located RAA Area of Lot (acres) 1.141
- 6) Dimensions of Lot: Frontage 180' Average Depth 299.6'
- 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: 4.5 foot addition to west side of existing garage including second floor added above existing garage foot print and proposed added garage foot print.

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 18 Woodchuck Ln Phone No. 203-240-3561
E-Mail Address (optional) austin.golankiewicz@gmail.com

ADDRESS OF PROPERTY: 18 Woodchuck Ln 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 <u>N</u> /S/E/W* <u>N</u>	35'	83.4	No change	
Side N/S/ <u>W</u> * <u>W</u>	35'	30.6	26' 25'	8' 10'
Side N/S/E/ <u>E</u> * <u>E</u>	35'	79.0	No change	
Rear N/S/E/W* <u>S</u>	35'	113.3	No change	

* circle the direction that applies.

FAR

Lot size in square feet:	49,702
Permitted FAR in sq. ft. (see reverse side)	6,158
Existing FAR in sq. ft.	2,600
FAR of proposed addition in sq. ft.	589
Total Proposed FAR (line 3 + line 4)	3,189

COVERAGE

Lot size in square feet:	49,702
Permitted coverage in sq. ft. (see reverse side)	3,686
Existing coverage in sq. ft.	1,675
Coverage of proposed addition in sq. ft.	100
Total Proposed Lot Coverage (lines 3 + line 4)	1,775

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

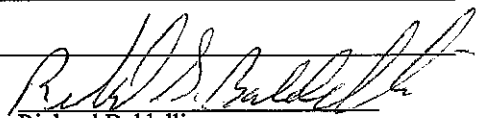
VARIANCE APPLICANT: Austin Golankiewicz
PROPERTY ADDRESS: 18 Woodchuck Lane

ZONING DISTRICT: RAA

PROPOSAL:
construct an addition to a single-family dwelling
that will extend into the unimproved
yard setback

DATE OF REVIEW: 5/12/21

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