

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

#24-02

APPLICATION FOR VARIANCE

Date 3-18-2024

- 1) Applicant NEIL CASEY
Address 220 OLD SIB ROAD, RIDGEFIELD, CT.
- 2) Premises Located at: 197 HIGH RIDGE AVENUE
Closest cross street or nearest intersecting road: BRADY AVENUE
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent
Owner of Record: ROBERT & ALMA NORRIS
- 4) Tax Assessor Map No: _____
- 5) Zone in which property is located R-7.5 Area of Lot (acres) 0.186
- 6) Dimensions of Lot: Frontage _____ Average Depth _____
- 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 applications 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: BUILDING A SMALL MUDROOM
ON THE REAR OF THE HOUSE.
THE MUDROOM IS 20 FEET OF THE IMP
SEWER

Signature of Owner X Alma Norris
Or Signature of Agent Neil Casey

Mailing Address 220 OLD SIB ROAD, RIDGEFIELD, CT. Phone No. 203-417-7505
E-Mail Address CASEYCONSTRUCTIONSNA@GMAIL.COM

ADDRESS OF PROPERTY: _____ ZONE _____

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*				
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:	
Permitted FAR in sq. ft. (see reverse side)	3072
Existing FAR in sq. ft:	2259
FAR of proposed addition in sq. ft.	
Total Proposed FAR (line 3 + line 4)	2357

COVERAGE

Lot size in square feet:	
Permitted coverage in sq. ft. (see reverse side)	1287
Existing coverage in sq. ft.	1209
Coverage of proposed addition in sq. ft:	98 sq ft
Total Proposed Lot Coverage (lines 3 + line 4)	1307

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Neil Casey

PROPERTY ADDRESS: 197 High Ridge Ave

ZONING DISTRICT: R 7.5

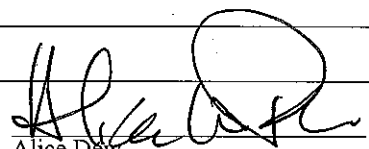
PROPOSAL:
Building a 10.2' x 9.7' addition with deck enlargement of 1.5' to the west and 4' to the south side

DATE OF REVIEW: 3/22/2024

ZEO COMMENTS:

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

As per 3.5.F allowable lot coverage is 1,287 sq.ft.
They are asking for 1,307 sq.ft.


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.