

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 7-10-20

- 1) Applicant MARY ELLEN McGUIRE
Address 19 MADELINE DRIVE
- 2) Premises Located at: 19 MADELINE DRIVE
Closest cross street or nearest intersecting road: MARIE LANE
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: MARY ELLEN McGUIRE
- 4) Tax Assessor Map No: F08-0127
- 5) Zone in which property is located RA Area of Lot (acres) .22 ACRES
- 6) Dimensions of Lot: Frontage ±109 Average Depth ±120'
- 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 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: CONSTRUCTION OF NEW DECK
13'-0" x 13'-9" WITH STAIRS TO GRADE THAT WILL NOT
MEET SECTION 3.5H FOR SETBACKS

Signature of Owner _____

Or Signature of Agent [Signature]

Mailing Address MALARCH@SNET.NET

Phone No. 203-788-4057

E-Mail Address (optional) _____

18 BOULDER HILL RD, RIDGEFIELD CT

ADDRESS OF PROPERTY: 19 MADELINE 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 reverse side of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	25	31'-0"		
Side N/S/E/W*	25	9'-6"	15'	10'
Side N/S/E/W*	25	25'-4"	48'	
Rear N/S/E/W*	25	57'-0"	43'-0"	

* 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 reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: MARY ELLEN MCGUINE

PROPERTY ADDRESS: 19 Madeline Drive

ZONING DISTRICT: RA

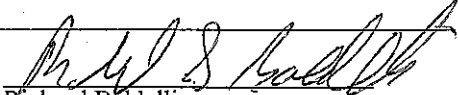
PROPOSAL:
construct a deck within the minimum
yard setbacks

DATE OF REVIEW: 9/1/20

ZEO COMMENTS:

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

3.5.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.

** based on survey submitted by applicant that did not include a survey*