

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 January 19, 2022

- 1) Applicant Piotr Baranowski and Joanna Abramowicz
Address 19 Tackora Trail
- 2) Premises Located at: 19 Tackora Trail
Closest cross street or nearest intersecting road: North Salem Road
- 3) Interest in Property:
owner Yes contract purchaser _____ lessee _____ agent _____
Owner of Record: Applicant
- 4) Tax Assessor Map No: D11-0032
- 5) Zone in which property is located RAA Area of Lot (acres) 3.437 +/- ac.
- 6) Dimensions of Lot: Frontage 159.38 +/- ft. Average Depth 998.01 +/- ft.
- 7) If this is residential property: single family Yes multi-family _____
- 8) Does this proposal involve the demolition of an existing building? Yes X 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? Yes
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 an addition to the existing dwelling closer than permitted to the side lot line (north side).

Signature of Owner _____
Or Signature of Agent _____

Mailing Address P.O. Box 2006, Ridgefield, CT 06877 Phone No. 203 438 6534
E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 19 Tackora Trail 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 N/S/E/W* E | 35' | 109' | 101.7' | N/A |
| Side N/S/E/W* N | 35' | 47.9' | 29.5' | 5.5' |
| Side N/S/E/W* S | 35' | 38' | 38' | N/A |
| Rear N/S/E/W* W | 35' | 800' + | 800' + | N/A |

* circle the direction that applies.

FAR

| | |
|---|-----------|
| Lot size in square feet: | 149,827 |
| Permitted FAR in sq. ft. (see reverse side) | 12,225.82 |
| Existing FAR in sq. ft.: | 1,980 |
| FAR of proposed addition in sq. ft. | 807 |
| Total Proposed FAR (line 3 + line 4) | 2,787 |

COVERAGE

| | |
|--|---------|
| Lot size in square feet: | 149,827 |
| Permitted coverage in sq. ft. (see reverse side) | 8,439.6 |
| Existing coverage in sq. ft. | 2,113 |
| Coverage of proposed addition in sq. ft.: | 748 |
| Total Proposed Lot Coverage (lines 3 + line 4) | 2,861 |

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Piotr Baranowski & Joanna Abramowicz

PROPERTY ADDRESS: 19 Tackora Trail

ZONING DISTRICT: RAA

PROPOSAL:

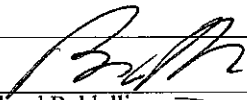
Construction of an addition to the existing dwelling closer than permitted to the
side lot line (north side)

DATE OF REVIEW: 1-21-22

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 REQUEST FOR A VARIANCE OF
5.5 FT SIDE YARD


Richard Baldelli
Zoning Enforcement Officer

BRIAN J MILLER

****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.

DONNELLY, McNAMARA & GUSTAFSON, P.C.

ATTORNEYS AT LAW

150 DANBURY ROAD

P. O. BOX 2006

RIDGEFIELD, CONNECTICUT 06877-0906

(203) 438-6534

FACSIMILE (203) 438-1283

REX E. GUSTAFSON

ROBERT R. JEWELL

JOSEPH H. DONNELLY

(1930-1992)

January 20, 2022

Hand-delivered

Kelly Ryan, Administrator
Ridgefield Zoning Board of Appeals
66 Prospect Street
Ridgefield, CT 06877

RE: VARIANCE APPLICATION BY PIOTR BARANOWSKI & JOANNA ABRAMOWICZ
FOR PROPERTY AT 19 TACKORA TRAIL, RIDGEFIELD, CT

Dear Kelly:

I represent Piotr Baranowski and Joanna Abramowicz (the "Applicants"), the owners of 19 Tackora Trail, Ridgefield, Connecticut (the "Premises"). The Applicant is seeking approval to construct an addition to the existing dwelling on the Premises that would be closer than permitted to the side lot line on et north side. There was a similar variance granted to a previous owner of the Premises, but that addition was never constructed.

The application includes the following: (1) The signed application form; (2) Authorization letter from the Applicants; (3) Survey of the Premises; (4) Architectural plans for the proposed expansion; and (4) A check in the amount of \$300.00 representing the application fee.

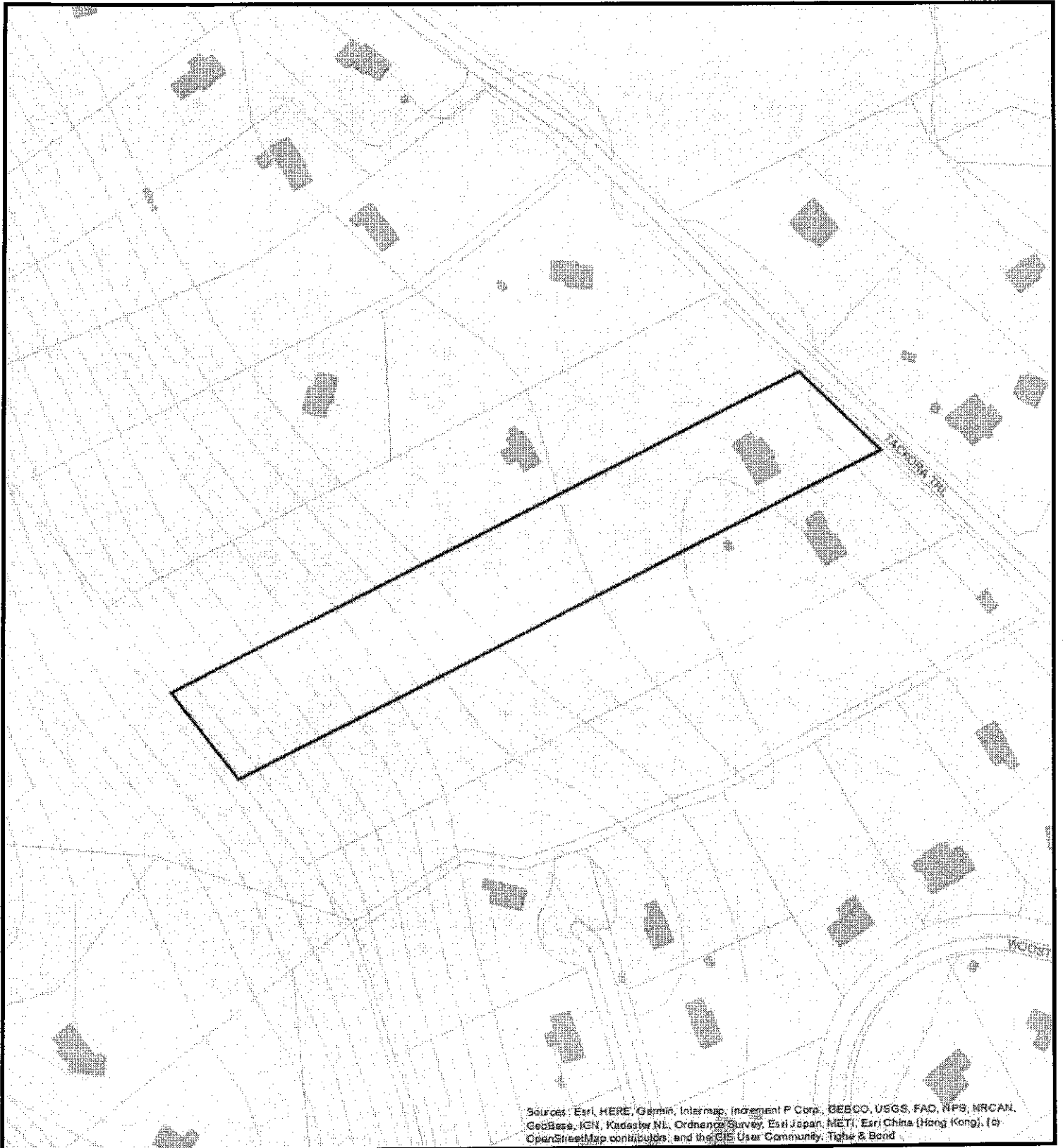
Please accept this application and schedule the public hearing for the next available date. Please contact me should you need any additional information.

Respectfully submitted,



Robert R. Jewell

encl.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, MRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community, Tighe & Bond

1/20/2022 10:00:33 AM

Scale: 1"=188'
Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

