

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

#24-006

APPLICATION FOR VARIANCE

Date Feb 9, 2024

1) Applicant Ganesh Natarajan and Shiela Subramanian
Address 19 Walnut Hill Road, Ridgefield CT 06877

2) Premises Located at: 19 Walnut Hill Road, Ridgefield CT 06877
Closest cross street or nearest intersecting road: Old West Mountain Road

3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Ganesh Natarajan + Shiela Subramanian

4) Tax Assessor Map No: 011-0063

5) Zone in which property is located R-AAA Area of Lot (acres) 1.191 Acres

6) Dimensions of Lot: Frontage 280 feet 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 application been filed on this property? Yes 11-054
If so, give dates and/or variance numbers:
~~AP 2011-0316~~ dated 12/15/2011
11-054 @

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: Replace Current Garden Shed
with detached 2 car garage using current setbacks
as granted by previous variance dated 12/15/11. (11-054)

Signature of Owner [Signature] + [Signature]
Or Signature of Agent _____

Mailing Address 19 Walnut Hill Rd Ridgefield Phone No. 203 417-5272

E-Mail Address natgan40@gmail.com, shiela-5@yahoo.com

ADDRESS OF PROPERTY: 19 Walnut Hill Road ZONE R-AAA

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 <u>N</u> /S/E/W*	50'	25'	25'	25 ft
Side N/S/E/W*				
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	51,880
Permitted FAR in sq. ft. (see reverse side)	6349.20
Existing FAR in sq. ft.:	3,900.0
FAR of proposed addition in sq. ft.	720
Total Proposed FAR (line 3 + line 4)	4620

COVERAGE

Lot size in square feet:	51,880
Permitted coverage in sq. ft. (see reverse side)	3856
Existing coverage in sq. ft.	2175
Coverage of proposed addition in sq. ft.	720
Total Proposed Lot Coverage (lines 3 + line 4)	2895

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Ganesh Natarajan & Shweta Subramanian
PROPERTY ADDRESS: 19 Walnut Hill Road Ridgefield CT 06877

ZONING DISTRICT: RAAA

PROPOSAL:

Current garden shed to be removed and a 2-Car garage using current setbacks as granted by Variance 11-054

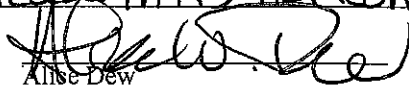
DATE OF REVIEW: 2/12/2024

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 Section 3.5.H. RAAA Zone setback is 50'. They are requesting 25' to the north side.

As per Section 8-7.B.4, a legal nonconforming structure requires a variance for an increase in its nonconformity.


Alise 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 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.