



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 5-5-20

- 1) Applicant Kevin & Diane Cummins
Address 25 Boulder Hill Ln
- 2) Premises Located at: Rockwell & Boulder Hill Rd
Closest cross street or nearest intersecting road: _____
- 3) Interest in Property: owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Kevin + Diane Cummins
- 4) Tax Assessor Map No: File Lot 12
- 5) Zone in which property is located R-AA Area of Lot (acres) 1.0335
- 6) Dimensions of Lot: Frontage 169.85' Average Depth 288' ±
- 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: forward facing detached
2 car garage

Signature of Owner Diane Cummins
Or Signature of Agent _____

Mailing Address 25 Boulder Hill Ln Phone No. 203 733 7677
E-Mail Address (optional) Kcdc25@me.com

ADDRESS OF PROPERTY: 25 B.H. RL ZONE R-AA

**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*	35	71.0	71.0	
Side N/S/E/W*	35	40.9 N	7' N	28'
Side N/S/E/W*	35	38.6 S	38.6 S	
Rear N/S/E/W*	35	156'	156'	

* circle the direction that applies.

FAR

Lot size in square feet:	45,021 sf
Permitted FAR in sq. ft. (see reverse side)	5938
Existing FAR in sq. ft.:	3775
FAR of proposed addition in sq. ft.	1075 ±
Total Proposed FAR (line 3 + line 4)	4800

COVERAGE

Lot size in square feet:	45,021
Permitted coverage in sq. ft. (see reverse side)	3513
Existing coverage in sq. ft.	2030
Coverage of proposed addition in sq. ft.:	593 ±
Total Proposed Lot Coverage (lines 3 + line 4)	2625

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Kevin & Diane Cummings

PROPERTY ADDRESS: 25 Boulder Hill Road

ZONING DISTRICT: RAT

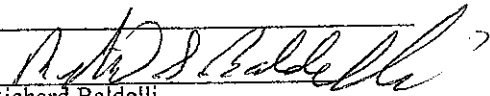
PROPOSAL:
construct a Detached, two-car, garage
within the minimum yard setbacks

DATE OF REVIEW: 5/20/20

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-ft


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.