



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 May 8, 2020

- 1) Applicant Jennifer Huestis, Huestis Tucker Architects, LLC
Address 15 Research Drive, Suite 5, Woodbridge, CT 06525
- 2) Premises Located at: 12 Ned's Mountain Road
Closest cross street or nearest intersecting road: Ridgebury Road
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: Scott D. and Terri L. Turley
- 4) Tax Assessor Map No: C-05 Lot 019
- 5) Zone in which property is located RAAA Area of Lot (acres) 4.104
- 6) Dimensions of Lot: Frontage 390.1' Average Depth 355.5' +/-
- 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? Yes
If so, give dates and/or variance numbers: 02-039, 78-067, 76-021
- 11) Is this property subject to any wetlands, conservation or preservation restriction? Yes
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: 2-story addition to and renovation of an existing 2-story home.
First Floor: Remove exist. garage, renovate and enlarge exist. kitchen, add family room, mudroom, mudroom porch and garage. Roof existing front stoop.
Second Floor: Add 2 bedrooms and 3 bathrooms, laundry room, craft room, study, and gym.

Signature of Owner _____
Or Signature of Agent Jennifer Huestis

Mailing Address 15 Research Drive, Woodbridge, CT 06525 Phone No. 203-248-1007
E-Mail Address (optional) jhuestis@huestistucker.com

ADDRESS OF PROPERTY: 12 Ned's Mountain 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 reverse side of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front <u>N</u> /S/E/W*	50'	24.8'	20'	30'
Side N/S/ <u>E</u> /W*	50'	85.5'	74'	-
Side N/S/E/ <u>W</u> *	50'	250'	250'	-
Rear N/S/E/ <u>W</u> *	50'	240'	230'	-

* circle the direction that applies.

FAR

Lot size in square feet:	178,770
Permitted FAR in sq. ft. (see reverse side)	13,962
Existing FAR in sq. ft.:	3,520
FAR of proposed addition in sq. ft.	3,380 +/-
Total Proposed FAR (line 3 + line 4)	6,900 +/-

COVERAGE

Lot size in square feet:	178,770
Permitted coverage in sq. ft. (see reverse side)	9,742
Existing coverage in sq. ft.	2,345
Coverage of proposed addition in sq. ft.:	1,300 +/-
Total Proposed Lot Coverage (lines 3 + line 4)	3,645 +/-

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Jennifer Huestis, Huestis Tucker Architects

PROPERTY ADDRESS: 12 Nels Mt Rd

ZONING DISTRICT: R-AAA

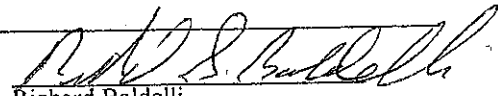
PROPOSAL:
Construct an addition that will not
comply with the minimum yard setbacks

DATE OF REVIEW: 5/20/20

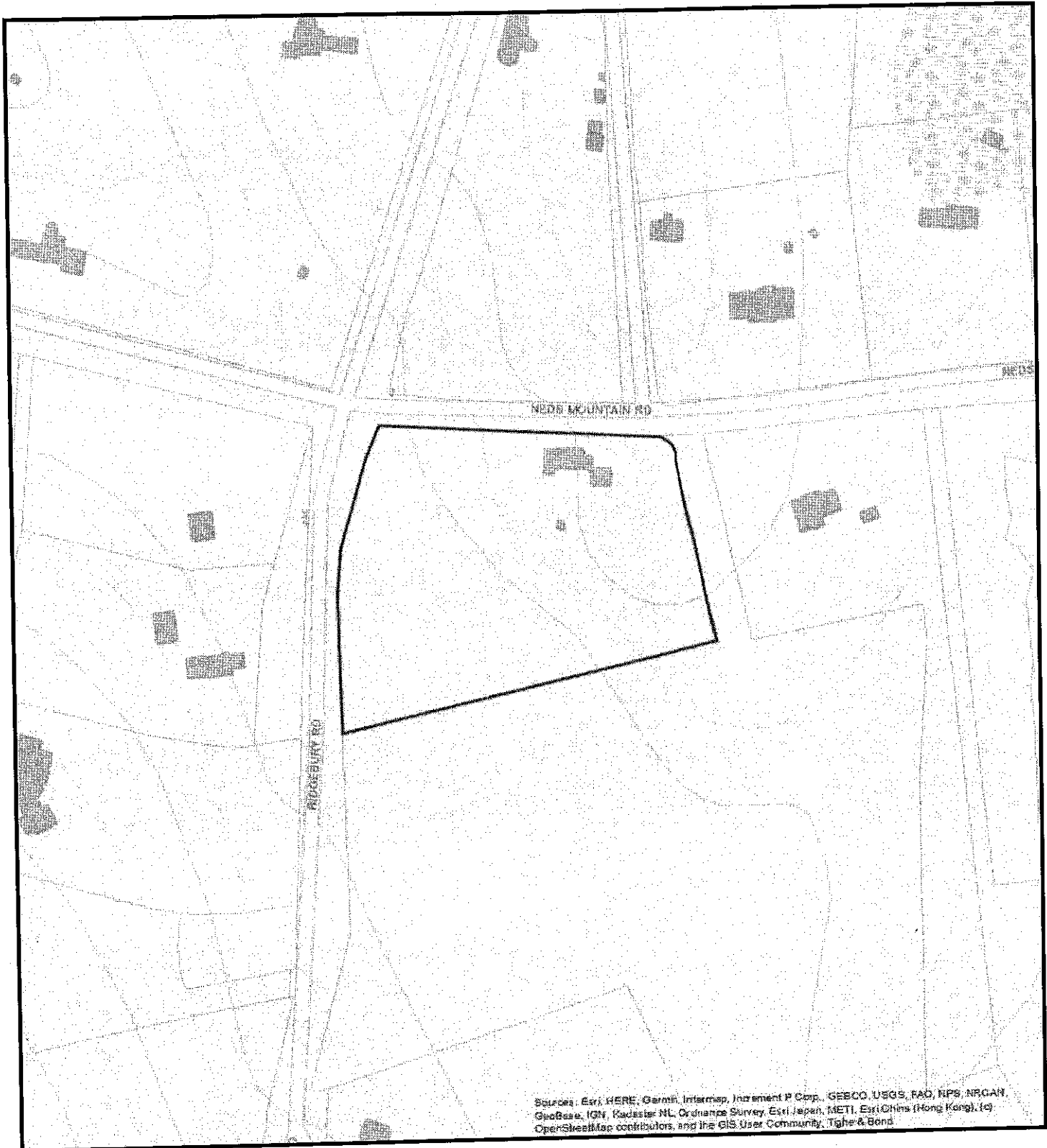
ZEO COMMENTS:

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

Z.S.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.



5/7/2020 11:47:02 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.

