



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 5/27/2020

- 1) Applicant PHILIP MAGGI & ANNE MARIE SQUED  
Address 20 LOUNSBURY RD.
- 2) Premises Located at: 20 LOUNSBURY RD.  
Closest cross street or nearest intersecting road: IVY HILL RD.
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: PHILIP MAGGI & ANNE MARIE SQUED
- 4) Tax Assessor Map No: 614-0072
- 5) Zone in which property is located R2A Area of Lot (acres) 4.658
- 6) Dimensions of Lot: Frontage 720' Average Depth 280'
- 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? \_\_\_\_\_  
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: EXPANSION OF NONCONFORMING STRUCTURE

Signature of Owner Philip J. Maggi, Jr.  
Or Signature of Agent \_\_\_\_\_

Mailing Address 20 LOUNSBURY RD. Phone No. (202) 368-7636  
E-Mail Address (optional) philip.maggi@gmail.com

ADDRESS OF PROPERTY: 20 LOUNSBURY RD. ZONE R2A

**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*	35'	200'	NO CHANGE	0
Side N/S/ <u>E</u> /W*	35'	540'	NO CHANGE	0
Side N/S/E/ <u>W</u>	35'	160'	150'	0
Rear N/S/E/ <u>W</u> *	35'	66'	50'	0

\* circle the direction that applies.

FAR

Lot size in square feet:	202,902
Permitted FAR in sq. ft. (see reverse side)	15,380
Existing FAR in sq. ft:	8650
FAR of proposed addition in sq. ft.	450
Total Proposed FAR (line 3 + line 4)	9100

COVERAGE

Lot size in square feet:	202,902
Permitted coverage in sq. ft. (see reverse side)	10,805
Existing coverage in sq. ft.	5,150
Coverage of proposed addition in sq. ft:	450
Total Proposed Lot Coverage (lines 3 + line 4)	5,600

see reverse side

ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Philip Maggi & Ann Marie Squeo

PROPERTY ADDRESS: 20 Lonsbury Rd

ZONING DISTRICT: RAA

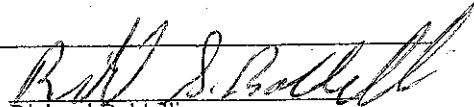
PROPOSAL: expand a dwelling unit on a parcel with more than one (1) dwelling unit thereon

DATE OF REVIEW: 5/29/20

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

8.1.A.3.

3.2.B.1.

  
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.