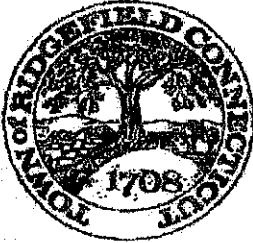


22-019



RIDGEFIELD BOARD OF APPEALS ON ZONING

Town Hall Annex, 66 Prospect Street

Ridgefield, Connecticut 06877

Phone: (203) 431-2786 F (203) 431-2737

E-Mail: zba@ridgefieldct.org

APPLICATION FOR VARIANCE

Date August 17, 2020

1) Applicant Chris Ferrara

Address 17 Deer Run Rd., South Salem, NY 10590

2) Premises Located at: 20 South Shore Drive. Closest cross street or nearest intersecting road: Bennets Farm Road

3) Interest in Property: owner [X] contract purchaser _____ lessee _____ agent _____ Owner of Record: _____

4) Tax Assessor Map No: DOG-0050

5) Zone in which property is located RAAA Area of Lot (acres) 1.2715

6) Dimensions of Lot: Frontage 269 Average Depth 249

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 application 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? NOT TO our knowledge

12) Do you give Board members permission to visit the property? Yes

13) Describe variance being requested: Sideyard setback - 2'-0"

Signature of Owner Or Signature of Agent [Signature] RA wfone@wfoneil.com 917-348-9425

Mailing Address 17 Deer Run Rd. Phone No. 914 403-6066

E-Mail Address South Salem, NY 10590 ctferrara@gmail.com

ADDRESS OF PROPERTY: 20 South Shore Dr. ZONE RAAA

**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*	50	52.0	52.2	—
Side N/S/E/W*	50	50.8	48.3	2
Side N/S/E/W*	50	131.9	131.7	—
Rear N/S/E/W*	50	141.3	79.3	—

* circle the direction that applies.

FAR

Lot size in square feet:	55,388
Permitted FAR in sq. ft. (see reverse side)	6,559.68
Existing FAR in sq. ft.:	1,079.26
FAR of proposed addition in sq. ft.	1,604.74
Total Proposed FAR (line 3 + line 4)	2,684

COVERAGE

Lot size in square feet:	55,388
Permitted coverage in sq. ft. (see reverse side)	4,031.4
Existing coverage in sq. ft.	12,444.49
Coverage of proposed addition in sq. ft.	1,894.51
Total Proposed Lot Coverage (lines 3 + line 4)	2,939

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Chris Ferrara
PROPERTY ADDRESS: 20 South Shore Drive
Ridgefield, CT 06877
ZONING DISTRICT: R.A.A.A.

PROPOSAL:
Rebuild and add on to the existing house.
This results in a intrusion into the side yard
setback of about 2'-0". Request variance of 2'-0"

DATE OF REVIEW: _____

ZEO COMMENTS:

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

Alice 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.

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Chris Ferrara

PROPERTY ADDRESS: 20 South Shore Dr

ZONING DISTRICT: RIAAA

PROPOSAL:

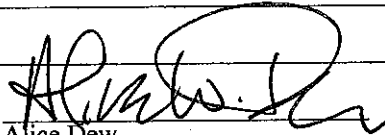
Proposed addition as per plans by O'Neill Architects
dated 8/17/22. Setback variance for overhang at
proposed porch and entry area

DATE OF REVIEW: August 19, 2022

ZEO COMMENTS:

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

Section 3.5.H for 2' into setback area of
side yard for roof overhang.


Alice Dew
Zoning Enforcement Officer

****NOTE:**

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