

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

21-012

APPLICATION FOR VARIANCE

Date _____

1) Applicant Nnennaya Duke

Address 22 Whitlock Lane, Ridgefield, CT 06887

2) Premises Located at: 22 Whitlock Lane, Ridgefield, CT 06887
Closest cross street or nearest intersecting road: Bennetts Farm Road

3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Nnennaya Duke

4) Tax Assessor Map No: 6341 E06-0143

5) Zone in which property is located RAAA Area of Lot (acres) 1.012

6) Dimensions of Lot: Frontage 291 ft Average Depth 178 ft

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? Yes

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

13) Describe variance being requested: We are looking to have pool constructed within 50' setbacks. Pool location was determined due to wetlands, property topography and site location.

Signature of Owner *Nnennaya Duke*
Or Signature of Agent _____

Mailing Address nennayaduke@yahoo.com Phone No. 788 838 0842

E-Mail Address (optional) 22 WHITLOCK LN
RIDGEFIELD CT 06877

ADDRESS OF PROPERTY: 22 Whitlock Lane 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 reverse side of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front <u>N</u> S/E/W*	50'	60.9'	60.9'	0'
Side <u>N</u> S/E/W*	50'	80.7'	80.7'	0'
Side <u>N</u> S/E/W*	50'	146'	99'	0'
Rear <u>N</u> S/E/W*	50'	42.3'	19'	31'

* circle the direction that applies.

*25' setbacks
in Planned Residential
Development*

FAR

Lot size in square feet:	44,444 sqft
Permitted FAR in sq. ft. (see reverse side)	5,903.04
Existing FAR in sq. ft.:	n/a
FAR of proposed addition in sq. ft.	n/a
Total Proposed FAR (line 3 + line 4)	n/a

COVERAGE

Lot size in square feet:	44,444
Permitted coverage in sq. ft. (see reverse side)	3,484.2sqft
Existing coverage in sq. ft.	1,686 sqft
Coverage of proposed addition in sq. ft.:	0 sqft
Total Proposed Lot Coverage (lines 3 + line 4)	1,686 sqft

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Mearaya Duke

PROPERTY ADDRESS: 22 Whitlock Ln

ZONING DISTRICT: RAAA

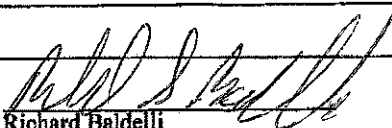
PROPOSAL: construct a pool within the
minimum yard setback

DATE OF REVIEW: 4/22/21

ZEO COMMENTS:

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

4.1.06.a - PRD


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.



4/15/2021 8:59:38 AM

Scale: 1"=62'

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.

