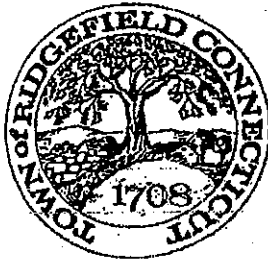


20-0287



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 October 15, 2020

- 1) Applicant Geoffrey and Martha Morris
Address 231 Ivy Hill Road, Ridgefield
- 2) Premises Located at: Hull Place
Closest cross street or nearest intersecting road: _____
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: G-15-0001
- 5) Zone in which property is located R-AA Area of Lot (acres) 2
- 6) Dimensions of Lot: Frontage 259.89 Average Depth 368.5
- 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: Tear down existing, old one-car garage. Replace with new one-car, two-story garage that covers the same footprint and that would be placed on existing concrete slab.

Signature of Owner *GM*
Or Signature of Agent _____

Mailing Address 231 Ivy Hill Road Phone No. 203.247.4773
E-Mail Address (optional) gmorris@townu,be.com

ADDRESS OF PROPERTY: 231 Ivy Hill Road 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*				
Side N/S/E/W*	35	27.4	27.4	
Side N/S/E/W*				
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	
Permitted FAR in sq. ft. (see reverse side)	
Existing FAR in sq. ft:	
FAR of proposed addition in sq. ft.	
Total Proposed FAR (line 3 + line 4)	

COVERAGE

Lot size in square feet:	
Permitted coverage in sq. ft. (see reverse side)	
Existing coverage in sq. ft.	
Coverage of proposed addition in sq. ft:	
Total Proposed Lot Coverage (lines 3 + line 4)	

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Geoffrey and Martha Morris

PROPERTY ADDRESS: 231 Ivy Hill Rd L

ZONING DISTRICT: RAA

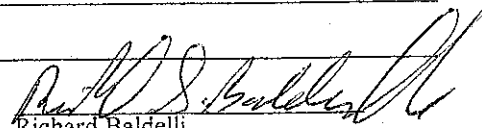
PROPOSAL: withing the same Footprint
replace an existing 12x24 one story garage that
is located within the minimum yard setback
with a two-2 story 12x24 garage

DATE OF REVIEW: 10/19/20

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. 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.