

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 2-18-22

- 1) Applicant 258 North St. LLC
Address 258 North St.
2) Premises Located at: 258 North St.
Closest cross street or nearest intersecting road: Wooster Street
3) Interest in Property:
owner X contract purchaser lessee agent
Owner of Record: 258 North St. LLC
4) Tax Assessor Map No:
5) Zone in which property is located AA Area of Lot (acres) 2
6) Dimensions of Lot: Frontage Average Depth
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?
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: 24' x 24' Non Permanent Shed

Signature of Owner Or Signature of Agent wendybankse

Mailing Address 258 North St. Phone No. 203-417-0148

E-Mail Address (optional) wendybankse@aol.com

ADDRESS OF PROPERTY: 258 North St ZONE RAA

**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		17.1	21.1
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: 258 North St. LLC

PROPERTY ADDRESS: 258 North St.

ZONING DISTRICT: RAA


PROPOSAL:  
A proposed 24'x24' garage with 2 garage doors. They are asking for a proposed setback on the east side yard of 74'1".

DATE OF REVIEW: 2/18/22

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: RAA side setbacks are 35 feet.

  
Richard Bardelli  
Zoning Enforcement Officer **ALICE W. DEW**

**\*\*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.*



2/18/2022 1:24:51 PM

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.

