

**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: **December 19, 2023**

- 1) Applicant **CECILIA LANE LLC**
- 2) Address **24 Craigmoor Road North, Ridgefield, CT**
- 3) Premises Located at: **24 Craigmoor Road North, Ridgefield, CT**  
Closest cross street or nearest intersecting road: **North Salem Road**
- 4) Interest in Property:  
owner   X   contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 5) Tax Assessor Map No: **C09-0101**
- 5) Zone in which property is located **RA** Area of Lot (acres) **0.414 +/- ac.** \_
- 6) Dimensions of Lot: Frontage **130 +/- ft.** Average Depth **139 + ft.**
- 7) If this is residential property: single family   X   \_\_\_\_\_
- 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?   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:   Applicant is seeking a variance of front and side setbacks and lot coverage to allow a renovation and addition to the existing home.

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

Mailing Address 150 DANBURY RD Phone No. 203 458-6534  
E-Mail Address (optional) \_\_\_\_\_

ADDRESS OF PROPERTY: 24 Craigmoor Road North ZONE R-A\_

**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*	25'	29.4'	3.1'	21.9'
Side E*	25'	25'	11.3'	13.7'
Side W*	25'	21'	20'	5'
Rear S*	25'	More than 25'	No Change	N/A

\* circle the direction that applies.

**FAR**

Lot size in square feet:	18,042
Permitted FAR in sq. ft. (see reverse side)	4,023.8
Existing FAR in sq. ft.:	2,377
FAR of proposed addition in sq. ft.	626
Total Proposed FAR (line 3 + line 4)	3,003

**COVERAGE**

Lot size in square feet:	18,042
Permitted coverage in sq. ft. (see reverse side)	1,957.5
Existing coverage in sq. ft.	1,791
Coverage of proposed addition in sq. ft.:	767
Total Proposed Lot Coverage (lines 3 + line 4)	2,558

see reverse side

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Cecilia Lane LLC

PROPERTY ADDRESS: 24 Craigmoor Road North

ZONING DISTRICT: RA

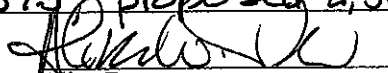
PROPOSAL:  
The applicant is seeking a variance of front & side setbacks and lot coverage for renovation and addition to existing home.

DATE OF REVIEW: 12/19/23

ZEO COMMENTS:

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

As per Section 3.5.D. Front setback required 25'; proposed 3.1'  
Side setbacks: East: required 25'; proposed 11'3'; West:  
required 25' (existing 21') proposed 20'  
Section 3.5.F. Max. Coverage 1,957.5; proposed 2,558 sq. ft.

  
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.*

Please review Zoning Section 7.15.B. to determine if you meet the impervious coverage thresholds. If not, a stormwater plan will be required.