

RIDGEFIELD BOARD OF APPEALS ON ZONING

22-016

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 06/30/2022

- 1) Applicant Christopher Tanana
Address 25 Revere Pl, Ridgefield, Ct 06877
- 2) Premises Located at: 25 Revere Place
Closest cross street or nearest intersecting road: Standish Drive
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Christopher Tanana
- 4) Tax Assessor Map No: 3512
- 5) Zone in which property is located RAA Area of Lot (acres) 1.01
- 6) Dimensions of Lot: Frontage 155 Average Depth _____
- 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 application been filed on this property? No Yes
If so, give dates and/or variance numbers: # 25-034
- 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: Enlargement of deck to accommodate stairs going down side of deck

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 25 Revere Pl, Ridgefield, Ct Phone No. (203) 650-6892
E-Mail Address ctanana@acn.com

ADDRESS OF PROPERTY: 25 Revere Pl 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 next page of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*				
Side N/S/E/W*	35	28	25.83	9.17
Side N/S/E/W*				
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	44,095
Permitted FAR in sq. ft. (see reverse side)	5,882.1
Existing FAR in sq. ft:	3,779
FAR of proposed addition in sq. ft.	0
Total Proposed FAR (line 3 + line 4)	3,779

COVERAGE

Lot size in square feet:	44,095
Permitted coverage in sq. ft. (see reverse side)	3,466.75
Existing coverage in sq. ft.	2,594.04
Coverage of proposed addition in sq. ft:	67.02
Total Proposed Lot Coverage (lines 3 + line 4)	2,661.06

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Christopher Tanana

PROPERTY ADDRESS: 25 Reyere Place
Ridgefield, CT

ZONING DISTRICT: RAA

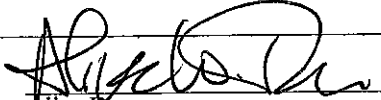
PROPOSAL:
Proposing a deck enlargement of deck to allow
for stairs on side of deck.

DATE OF REVIEW: 6/30/2022

ZEO COMMENTS:

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

Requesting variance for side setback. Section 3.5.H
Currently 28'. Asking for 25.8'


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.