



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 07/19/2022

- 1) Applicant PASCAL TESSIER REVOCABLE TRUST, SUSANNA LIM
Address 26 NORTH ST, RIDGEFIELD, CT 06877 REVOCABLE TRUST
- 2) Premises Located at: 26 NORTH ST, RIDGEFIELD, CT 06877
Closest cross street or nearest intersecting road: MAPLE SHADE RD
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: PASCAL TESSIER REVOCABLE TRUST
SUSANNA LIM REVOCABLE TRUST
- 4) Tax Assessor Map No: _____
- 5) Zone in which property is located R20 Area of Lot (acres) 0.23 acres
- 6) Dimensions of Lot: Frontage _____ 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 petitions been filed on this property? NO YES
If so, give dates and/or variance numbers: 86-138 - withdrawn
- 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: ADDITION OF A 2ND SPEED
OR DIMENSIONS 12.9' x 8' AT THE SOUTHWEST CORNER
OF THE PROPERTY. SEE JUSTIFICATION ATTACHED.

Signature of Owner [Signature] TRUSTEE, [Signature] TRUSTEE
Or Signature of Agent _____

Mailing Address 26 NORTH ST, RIDGEFIELD, CT 06877 Phone No. 302-384-1828
E-Mail Address (optional) PTESSIER2020@GMAIL.COM

ADDRESS OF PROPERTY: 26 NORTH ST ZONE R20

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*	25'	56.5'	41'	—
Side N/S/E/W*	20'	7'	2'	2'
Side N/S/E/W*	20'	34.33'	34.33'	—
Rear N/S/E/W*	20'	0.2'	0.2'	0.2'

* circle the direction that applies.

FAR

Lot size in square feet:	10,028 SQFT
Permitted FAR in sq. ft. (see reverse side)	3,309
Existing FAR in sq. ft:	1559
FAR of proposed addition in sq. ft.	100
Total Proposed FAR (line 3 + line 4)	1659

COVERAGE

Lot size in square feet:	10,028 SQFT
Permitted coverage in sq. ft. (see reverse side)	1477
Existing coverage in sq. ft.	1559
Coverage of proposed addition in sq. ft:	100
Total Proposed Lot Coverage (lines 3 + line 4)	1659

see next page