

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 [checked] 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 [checked] multi-family _____
8) Does this proposal involve the demolition of an existing building? Yes _____ No [checked]
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If so, give dates and/or variance numbers: 86-138 - withdrawn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 STED OF 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 reverse side of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	25'	56.5'	56.5'	—
Side N/S/E/W*	20'	2'	2'	18'
Side N/S/E/W*	20'	34.33'	13.13'	6.88'
Rear N/S/E/W*	20'	0.2'	0.2'	19.8'

* circle the direction that applies.

FAR

Lot size in square feet:	10,028 sq. ft.
Permitted FAR in sq. ft. (see reverse side)	3,303
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 sq. ft.
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 reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Pascal Tessier & Susanna Lim, Trustees
PROPERTY ADDRESS: 26 North Street

ZONING DISTRICT: R-20

PROPOSAL:


A second shed that will not meet side or rear setbacks and will be over the maximum lot coverage.

DATE OF REVIEW: 11/28/2022

ZEO COMMENTS:

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

Variances requested for Section 3.5.H. Side & rear setbacks and lot coverage. Section 3.5.F.


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.