



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 8/19/21

- 1) Applicant Paul HARRIS
- Address 26 OLD WASHINGTON RD, RIDGEFIELD CT 06877
- 2) Premises Located at: 26 OLD WASHINGTON RD, RIDGEFIELD CT 06877
Closest cross street or nearest intersecting road: BRANCHVILLE Rd (RT. 102)
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: 1561 and 747
- 5) Zone in which property is located R-AA Area of Lot (acres) 1
- 6) Dimensions of Lot: Frontage 107.44' Average Depth 305'
- 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
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: BUILD A GARAGE WITHIN 35'
OF PROPERTY LINE

Signature of Owner Paul Harris
Or Signature of Agent _____

Mailing Address 26 OLD WASHINGTON RD RIDGEFIELD CT 06877 Phone No. _____

E-Mail Address (optional) Paul.harris.326@gmail.com

(203) 470-6361 (C)

ADDRESS OF PROPERTY: 26 OLD WASHINGTON Rd ZONE E-AA
Ridgefield CT 06877

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*	35		NO CHANGE	
Side N/S/E/W*	35	36.7	10	25
Side N/S/E/W*	35		NO CHANGE	
Rear N/S/E/W*	35		NO CHANGE	

* circle the direction that applies.

FAR

Lot size in square feet:	44431
Permitted FAR in sq. ft. (see reverse side)	5902
Existing FAR in sq. ft.:	2445 3100
FAR of proposed addition in sq. ft.	432
Total Proposed FAR (line 3 + line 4)	2687 3532

COVERAGE

Lot size in square feet:	44431
Permitted coverage in sq. ft. (see reverse side)	3484
Existing coverage in sq. ft.	2175
Coverage of proposed addition in sq. ft.:	432
Total Proposed Lot Coverage (lines 3 + line 4)	2607

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Paul Harris

PROPERTY ADDRESS: 26 Old Washington Road

ZONING DISTRICT: RAA

PROPOSAL: Construct an 18 feet by 24 feet two-story accessory building closer than permitted to the ~~an~~ side yard property line

DATE OF REVIEW: 8/20/21

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.


Richard Baldelli
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.