

Lot 23
MAP
Prepared for
PAUL W. and SARAH D. HARRIS
Ridgefield, Connecticut
R - AA Residence Zone
Area = 1.020 Acres

R-AA ZONING REQUIREMENTS
FRONT, SIDE & REAR SETBACKS = 35'
ALLOWABLE F.A.R. = 5,800 SQ. FT.
EXISTING F.A.R. = 3,100 SQ. FT.
PROPOSED F.A.R. = 3,300 SQ. FT. +/-
ALLOWABLE BLDG. COV. = 3,484 SQ. FT.
EXISTING BLDG. COV. = 2,175 SQ. FT.
EXCLUDES 200 SQ. FT. OF FRONT PORCH

USE OF THIS SURVEY BY SUCCESSOR OWNERS
FOUNDS SEAL AND CERTIFICATION HERETO.
SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY
EASEMENTS, IF ANY, FOR OVERHEAD AND/OR
UNDERGROUND SERVICE.
SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE,
IF ANY, NOT SHOWN.
THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS
AND BUILDING COVERAGE ONLY.
NO OTHER INTERIOR LOCATION DONE AT THIS TIME.
THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.
ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED
LAND SURVEYOR IS ILLEGAL.
REFERENCE HEREBY MADE TO MAP # 1581 + 747
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

ALL DETERMINATIONS ARE MADE FOR THIS MAP AND CONVEYANCE
EXCEPT WHERE SHOWN OTHERWISE.
THE TYPE OF SURVEY PREPARED IS A BUILDING LOCATION SURVEY
AND IS PROVIDED TO VERIFY COMPLIANCE OR NONCOMPLIANCE
WITH EXISTING REGULATIONS WITH RESPECT TO BUILDING LOCATION.
NO OTHER DETERMINATION IS BASED ON A SEPARATE SURVEY.
THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS
25-30a-1 THRU 25-30a-5a OF THE REGULATIONS ON CONVEYANCE
BY THE STATE OF CONNECTICUT AND THE TOWNALDERS, SURVEYORS AND MAPS
ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 25, 1996.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS SHOWN HEREON, AND CONFIRMS TO THE SUBSTANTIAL
ACCURACY OF A CLASS "A" SURVEY.

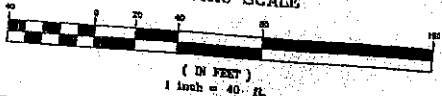
R K Y
LAND SURVEYING



Survey date: SEPT. 12, 2012
New Canaan - Connecticut
Tel. 203 - 432 - 3301
Fax 203 - 432 - 3303
PROPOSED ZONING AMENDMENT ADOPTED SEPT. 24, 2012

Francis J. Walsh
FRANCIS J. WALSH CT. L.S. & PLSM

GRAPHIC SCALE



1. Must include Estimated Cost of Construction.
2. Be sure to complete the "Construction Info".
3. Copy of Workman's Compensation Certificate OR A.G.
4. Tax Collector's form
5. Driveway Permit
6. 2 sets

MAP G - 16 LOT 14
WASHINGTON ROAD

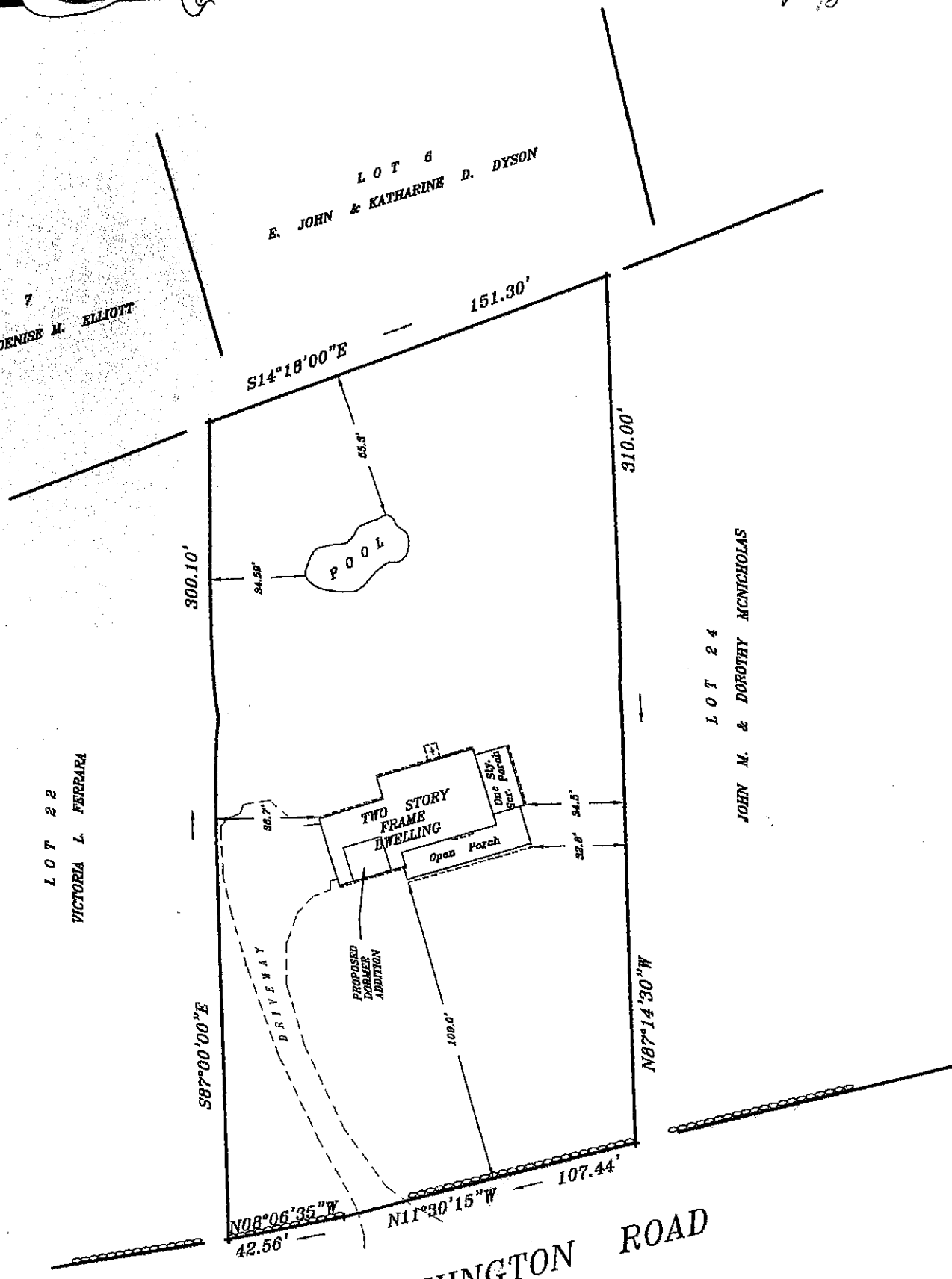
LOT 7
JEFFREY M. & DENISE M. ELLIOTT

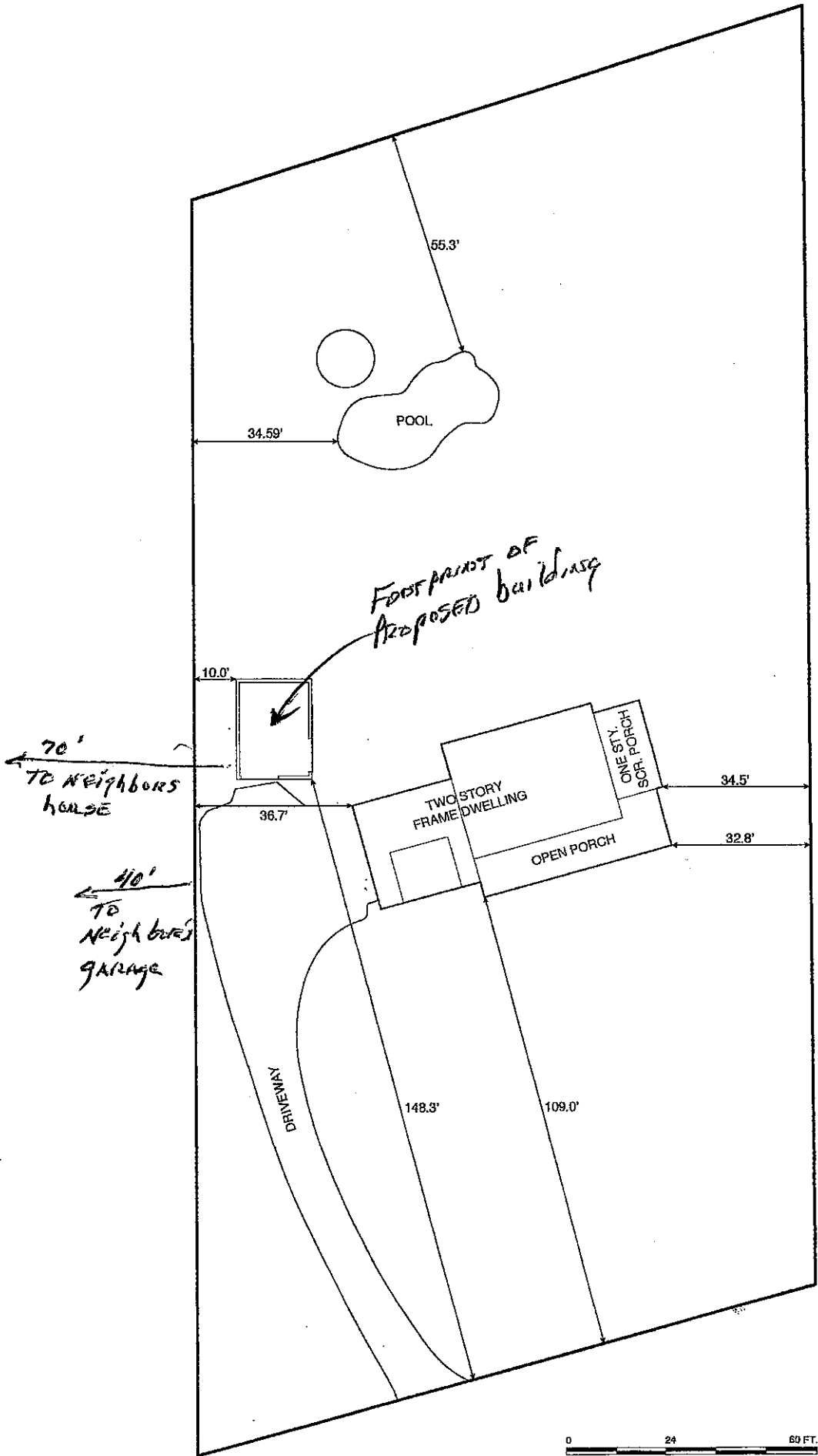
LOT 6
E. JOHN & KATHARINE D. DYSON

LOT 22
VICTORIA L. FERRARA

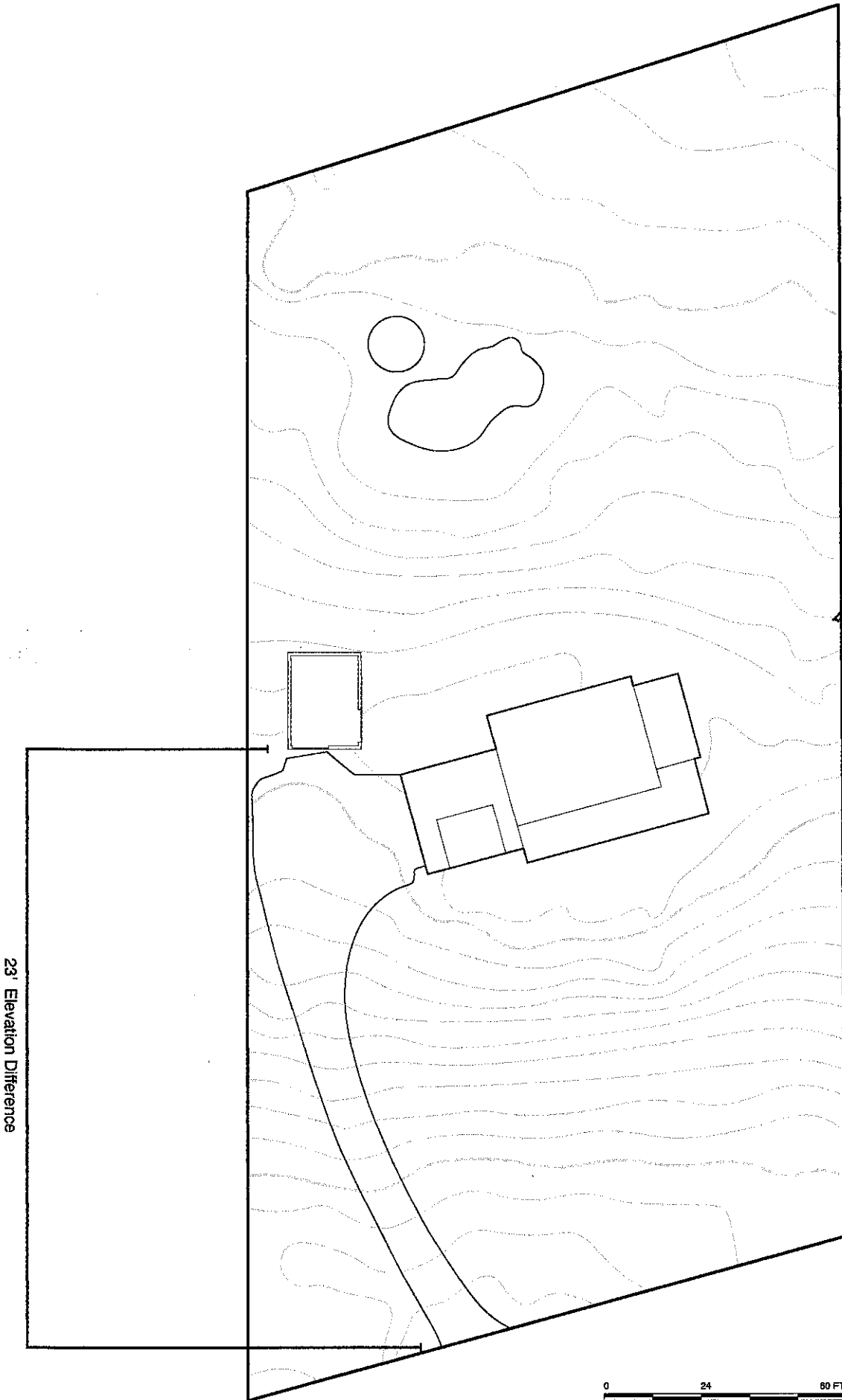
LOT 24
JOHN M. & DOROTHY MCNICHOLAS

OLD WASHINGTON ROAD





- Key points
this page:
- 1) PROPOSED building is 148' from STREET
 - 2) PROPOSED building is 70' FROM NEIGHBOR'S HOUSE



ELEVATION LINES

Key POINT:

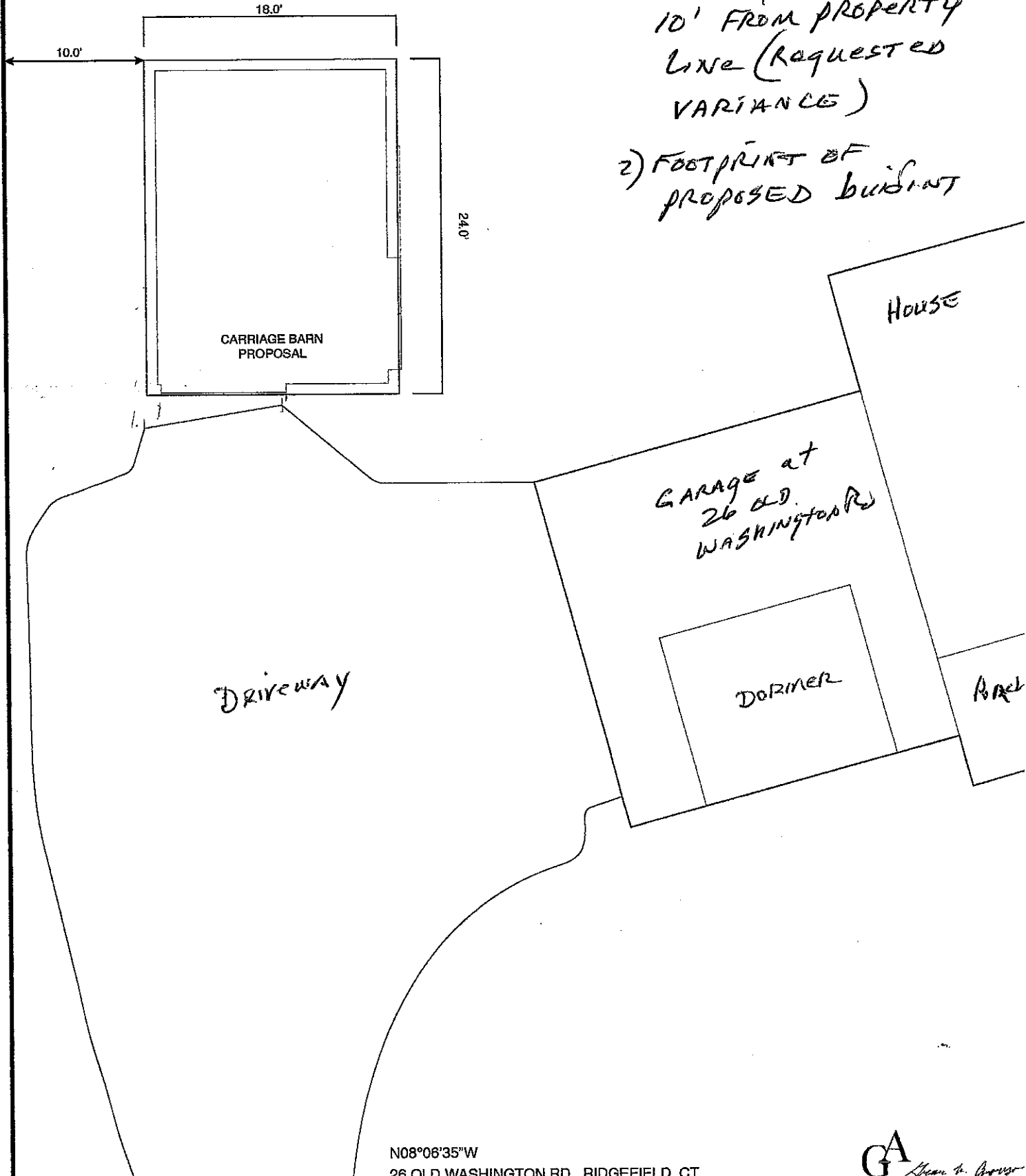
PROPOSED BUILDING IS 23' ABOVE STREET level

Key points
this page:



1) PROPOSED building is 10' FROM PROPERTY LINE (REQUESTED VARIANCE)

2) FOOTPRINT OF PROPOSED BUILDING



No. 7180 Date: 07-01-2021

Store: Bethel

1-800-628-2276 | www.greatcountrygarages.com



Type: Quote

Salesperson: Frank Kosakowski

page 8

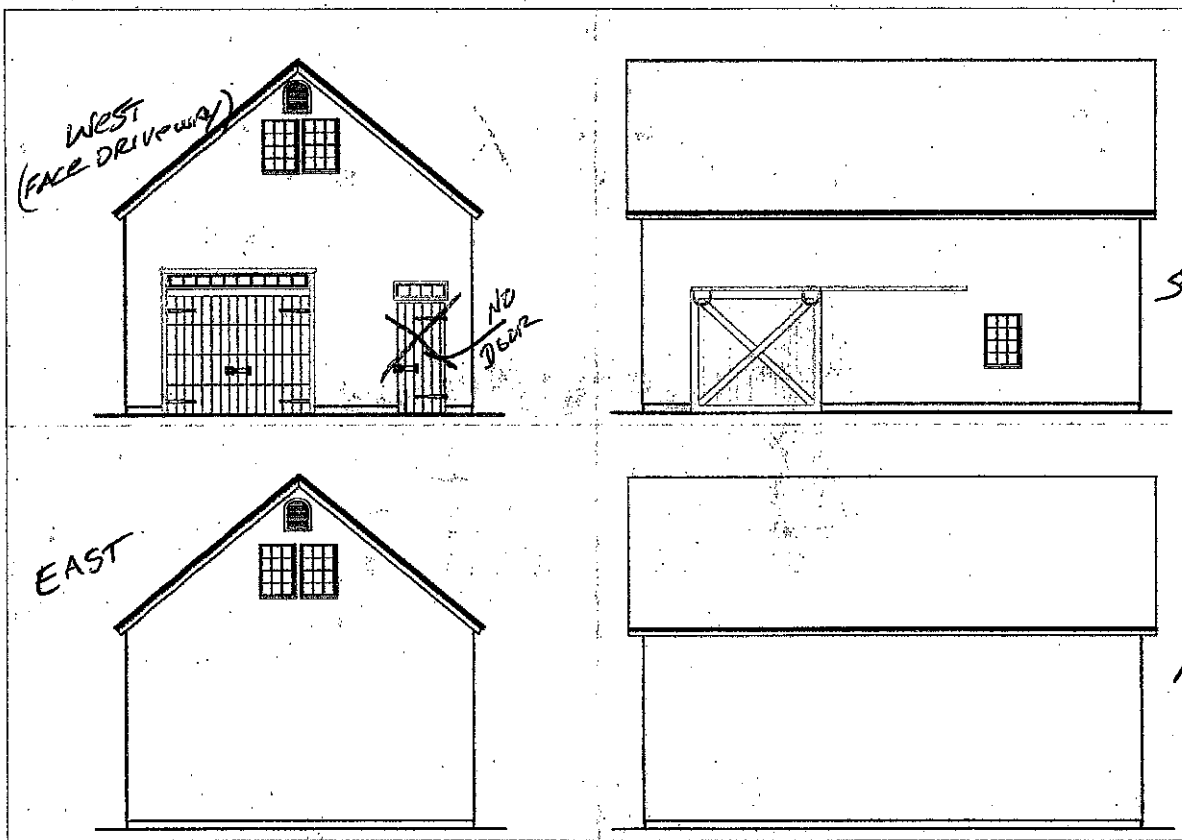
CUSTOMER
Paul Harris
Source: Family/Friend

JOB LOCATION & MAILING ADDRESS
26 Old Washington Road
Ridgefield, CT 06877

PHONE (PRIMARY)
(203) 470-6361

EMAIL (PERSONAL)
paul.harris.326@gmail.com

Elevations



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Page 9

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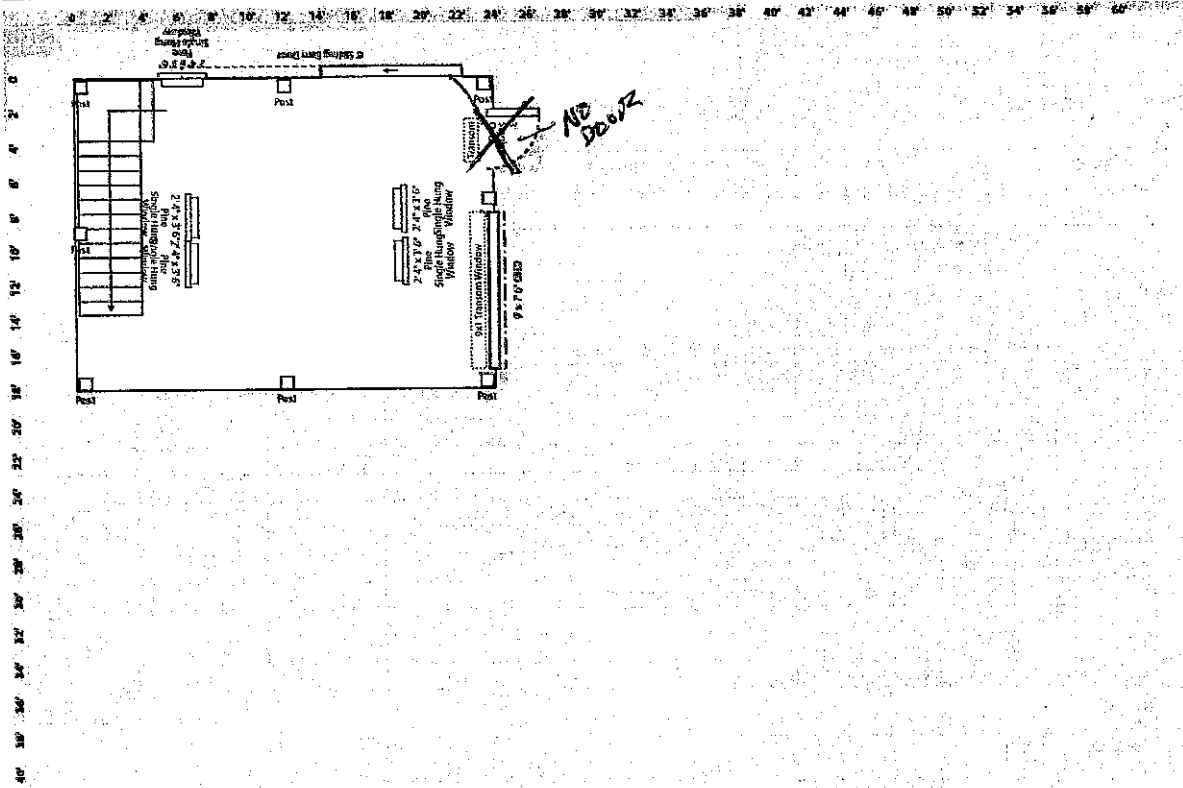
PHONE (PRIMARY)

(203) 470-6361

EMAIL (PERSONAL)

paul.harris.326@gmail.com

Floor Plan



8-17-21

To: Ridgefield Zoning (

From: VICKI FERRARA
30 OLD WASHINGTON Rd
Ridgefield CT 06827
(203) 788-6727

Re: Proposed garage at
26 Old Washington Rd

My neighbor reviewed
his plans for a new
garage at the top of
his driveway AND within
about 10' of our shared
property line. I have
no problem with his
proposal.

Sincerely,
Vicki Ferrara
Vicki FERRARA