



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 6-22-21

1) Applicant BOB ~~GREENIER~~ Grenier

Address 276 OLD SIB ROAD

2) Premises Located at: 276 OLD SIB ROAD

Closest cross street or nearest intersecting road: ROCK ROAD

3) Interest in Property: owner _____ contract purchaser _____ lessee _____ agent X

Owner of Record: BOB GREENIER

4) Tax Assessor Map No: 109-0046

5) Zone in which property is located RAA Area of Lot (acres) 1.02 ACRES

6) Dimensions of Lot: Frontage 300 Average Depth 150

7) If this is residential property: single family X multi-family _____

8) Does this proposal involve the demolition of an existing building? Yes _____ No X

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? WETLANDS

12) Do you give Board members permission to visit the property? YES

13) Describe variance being requested: ADDITION OF FRONT PORTICO AND ENTRY, ADDITION OF NEW MASTER BEDROOM OVER GARAGE

Signature of Owner [Signature]
Or Signature of Agent [Signature]

Mailing Address 16 BULLOCK HILL RD Phone No. 703-782-4657

E-Mail Address (optional) MACARCH@SNET.NET

ADDRESS OF PROPERTY: 276 OLD SIB RD 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 reverse side of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	35	28	20	15
Side N/S/E/W*	35	113	111	-
Side N/S/E/W*	35	58	58	-
Rear N/S/E/W*	25	N.A	N.A	-

* 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:	3120
FAR of proposed addition in sq. ft.	622
Total Proposed FAR (line 3 + line 4)	3742

COVERAGE

Lot size in square feet:	44431
Permitted coverage in sq. ft. (see reverse side)	3983
Existing coverage in sq. ft.	1825
Coverage of proposed addition in sq. ft.	196
Total Proposed Lot Coverage (lines 3 + line 4)	1971

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Bob Greenfield

PROPERTY ADDRESS: 276 Old S.B. Road

ZONING DISTRICT: RAA

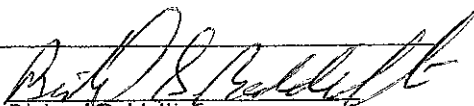
PROPOSAL: construct an addition that will extend into the minimum front yard setback

DATE OF REVIEW: 6/24/21

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

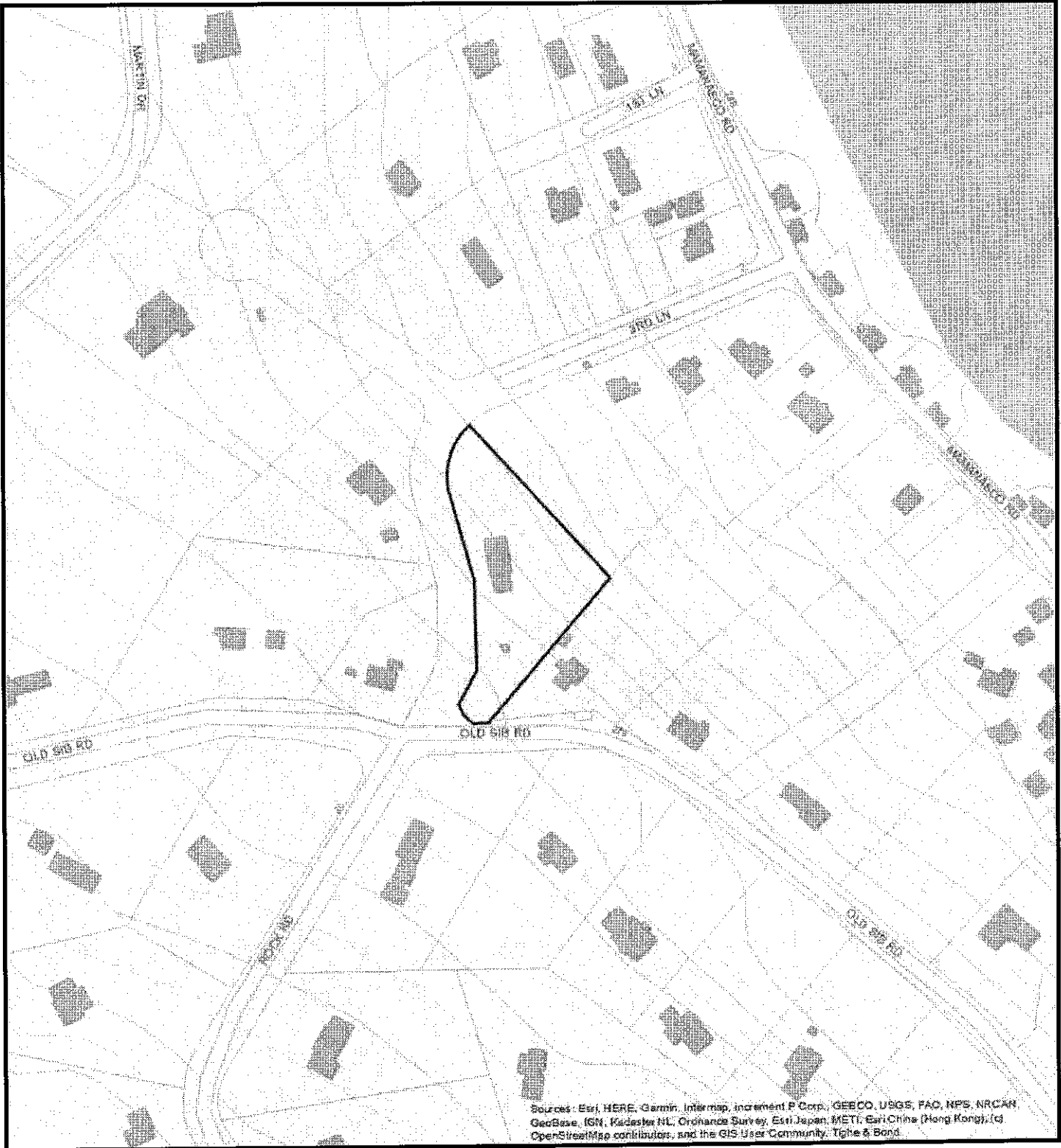
****NOTE:**

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.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community, Tighe & Bond.

6/23/2021 9:39:20 AM

Scale: 1"=188'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

