

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 03/19/2024

- 1) Applicant Richard and Danielle Furey
Address 27 Sunset Lane, Ridgefield, CT
- 2) Premises Located at: 27 Sunset Lane
Closest cross street or nearest intersecting road: Grove Street
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Richard and Danielle Furey
- 4) Tax Assessor Map No: E14
- 5) Zone in which property is located R 7-5 Area of Lot (acres) 9022 sq ft
- 6) Dimensions of Lot: Frontage 105 ft Average Depth 85 ft +/-
- 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 applications 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: add pervious decking with boards greater than 1/8 inch apart to back and side yard. Add 13'x19' pergola to back of house that will over 13'x19' patio on grade that also does not meet setback requirements. Add 13'x13' pergola attached to decking on side of house as per plan

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 27 Sunset Lane, Ridgefield, CT Phone No. 954-270-6891 or 954-270-4981
E-Mail Address Richard.furey@hkllaw.com

ADDRESS OF PROPERTY: 27 Sunset Lane ZONE _____

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	26	25	
Side N/S/E/W*	8	8	18	
Side N/S/E/W*	8	26	8	
Rear N/S/E/W*	8	10'7"	.5	7.5

* circle the direction that applies.

FAR

Lot size in square feet:	9022
Permitted FAR in sq. ft. (see reverse side)	3183
Existing FAR in sq. ft:	3175
FAR of proposed addition in sq. ft.	
Total Proposed FAR (line 3 + line 4)	

COVERAGE

Lot size in square feet:	9022
Permitted coverage in sq. ft. (see reverse side)	1928
Existing coverage in sq. ft.	1894
Coverage of proposed addition in sq. ft:	0
Total Proposed Lot Coverage (lines 3 + line 4)	No change

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Richard & Danielle Furey

PROPERTY ADDRESS: 27 Sunset Lane

ZONING DISTRICT: R-7.5

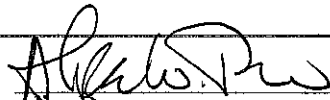
PROPOSAL: Proposing the addition of a 13'x19' pergola on a patio and decking added to east side. Setback required is 8'. Proposed deck at closest point is .5'

DATE OF REVIEW: 4/2/2024

ZEO COMMENTS:

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

As per Section 3.5.H, setbacks in R-7.5 zone are 8 feet. Setback variance needed for decks and 13'x19' pergola. Note: 13'x13' pergola is under 200' and attached to deck, so no zoning permit required.


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 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.