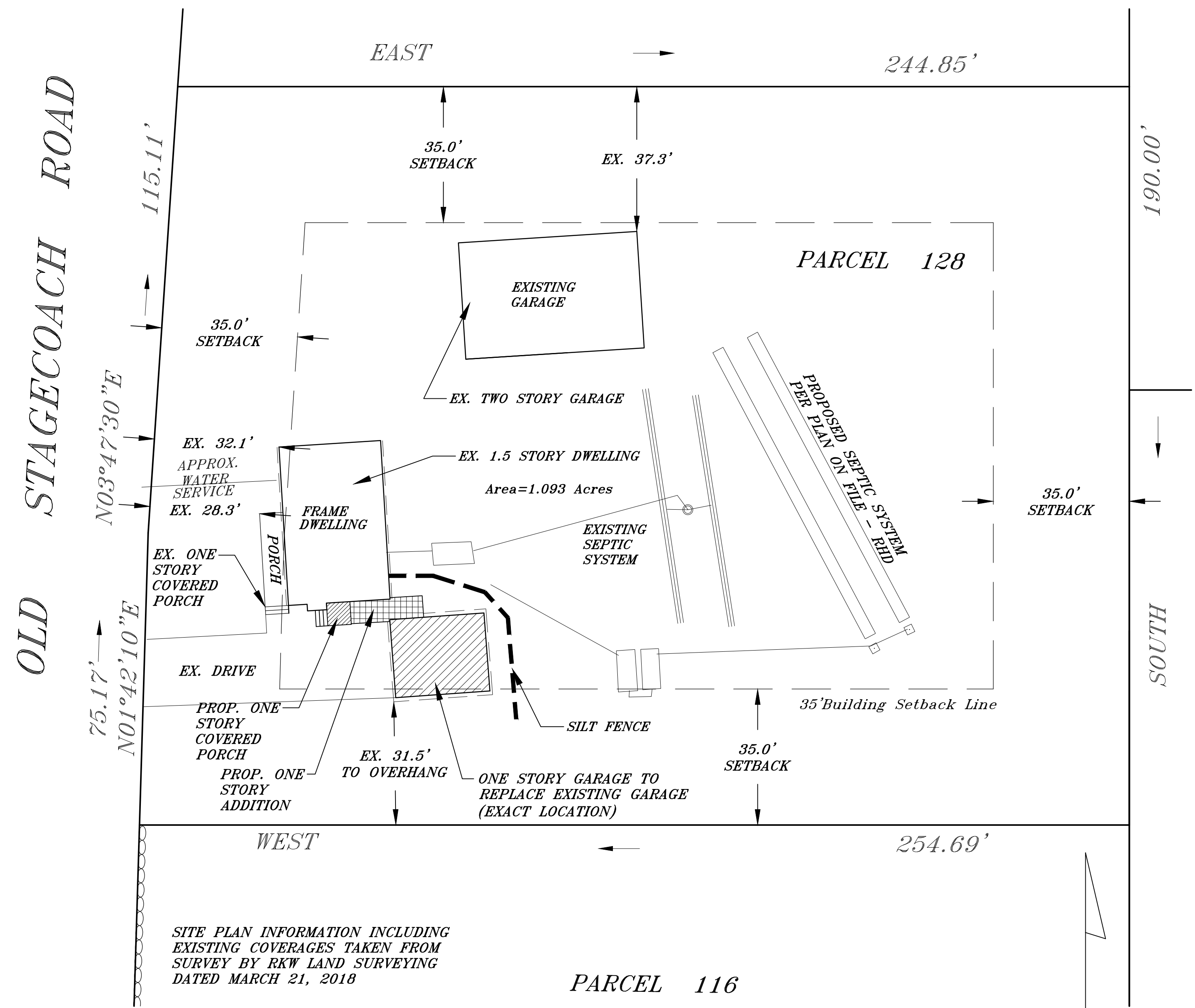


R - AA ZONING REQUIREMENTS

	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	87,120 SF	47,611.08 SF	NO CHANGE
MIN. LOT AREA NON WETLAND	60,984 SF	47,611.08 SF	NO CHANGE
MAX. DENSITY	1 DWELLING/ 87,120 SF	1 DWELLING	NO CHANGE
MIN. FRONTAGE	200'	115.11'	NO CHANGE
MAXIMUM LOT COVERAGE	3,440+203 =3,643 SF	2,794 SF EXCL. 145 SF PORCH	2,863 SF EXCL. 181 SF PORCH
MAXIMUM F.A.R.	5,850+243 =6,093 SF	5,163 SF	5,268 SF
FRONT SETBACK	35'	28.3'	NO CHANGE
SIDE SETBACK	35'	37.3'/31.5'	NO CHANGE
REAR SETBACK	35'	>35'	NO CHANGE
BDG HEIGHT			
AVE. BDG HT TO AVE. FIN. GRADE	35'	22'-9"	22'-9"
TOTAL BDG HT TO AVE. FIN. GRADE	45'	22'-9"	22'-9"
AVE. BDG HT TO PRE-EX. GRADE	40'	22'-9"	22'-9"
TOTAL BDG HT TO PRE-EX. GRADE	50'	22'-9"	22'-9"
MAX. STORIES ABOVE GRADE FACING STREET	2.5 STY	1.5 STY	1.5 STY

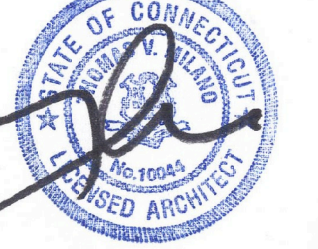


TM DESIGNS
CREATIVE ARCHITECTURAL SPACES
THOMAS V. MILANO R.A.
SIX TIMBER MILL ROAD
SANDY HOOK, CT
(203) 270-6535

ADDITIONS AND ALTERATIONS
FOR
MONZON RESIDENCE
299 OLD STAGECOACH ROAD
RIDGEFIELD, CT

SITE PLAN
ZONING INFO

CT #10044
THOMAS V. MILANO



REV	DATE	DESCR
	6.12.22	FOR PERMIT
	9.8.22	FOR ZBA

MONZON RESIDENCE

SP.1