

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 8/30/21

1) Applicant MATTHEW & ROBIN GIRONDA

Address 29 MAPLE SHADE RD

2) Premises Located at: 29 MAPLE SHADE RD.
Closest cross street or nearest intersecting road: _____

3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____

4) Tax Assessor Map No: E-13 LOT 42

5) Zone in which property is located R-A Area of Lot (acres) 0.733 AC.

6) Dimensions of Lot: Frontage 110 Average Depth 293'±

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? YES
If so, give dates and/or variance numbers: # 79-013

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: PROPOSING ADDITION TO EXISTING RESIDENCE ABOVE GARAGE ON EAST SIDE. ~~ADD~~ THE PROPOSED ADDITION WILL NOT ALTER THE EXISTING FOOTPRINT, BUT EXISTING GARAGE IS A PRE-EXISTING NON CONFORMING STRUCTURE (VARIANCE # 79-013) AS IT IS LOCATED WITHIN THE 25' SIDE YARD SETBACK

Signature of Owner Matthew Girona
Or Signature of Agent _____

Mailing Address 29 MAPLE SHADE RD, RIDGEFIELD, CT 06877 Phone No. 914-534-1105

E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 29 MAPLE SHADE RD ZONE R-1A

**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 <u>N</u> (S/E/W)*	25'	42'	42'	N/A
Side <u>N</u> (S/E/W)*	25'	19.3'	19.3	5.7'
Side <u>N</u> (S/E/W)*	25'	21.6'	21.6'	3.4'
Rear <u>N</u> (S/E/W)*	25'	198.3	198.3	N/A

* circle the direction that applies.

FAR

Lot size in square feet:	31,929 SF
Permitted FAR in sq. ft. (see reverse side)	5,035 SF
Existing FAR in sq. ft.:	2,650 SF
FAR of proposed addition in sq. ft.	535
Total Proposed FAR (line 3 + line 4)	3,185

COVERAGE

Lot size in square feet:	31,929 SF
Permitted coverage in sq. ft. (see reverse side)	2,767 SF
Existing coverage in sq. ft.	1,615 SF
Coverage of proposed addition in sq. ft.:	N/A
Total Proposed Lot Coverage (lines 3 + line 4)	1,615 SF

Proposed
- ADDITIONAL GARAGE
WITHIN EXISTING FOOTPRINT

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Matthew & Robin Gironda

PROPERTY ADDRESS: 29 Maple Shade Road

ZONING DISTRICT: RA

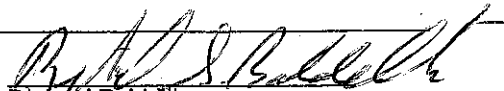
PROPOSAL: construct an addition to a single-family dwelling that will be located within the minimum yard setback

DATE OF REVIEW: 9/2/21

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.