

**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 07/25/2022

1) Applicant STEVEN G. SMITH + LYNN M. SMITH

Address 2 CRAIGMOOR RD. N., RIDGEFIELD, CT. 06877

2) Premises Located at: \_\_\_\_\_  
Closest cross street or nearest intersecting road: CRAIGMOOR RD.

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

4) Tax Assessor Map No: 0090095

5) Zone in which property is located R-A Area of Lot (acres) - 28 ACRES

6) Dimensions of Lot: Frontage 40 Average Depth 168.98

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 application been filed on this property? yes  
If so, give dates and/or variance numbers: \_\_\_\_\_

11) Is this property subject to any wetlands, conservation or preservation restriction? \_\_\_\_\_

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

13) Describe variance being requested: second floor on existing  
2 car garage

Signature of Owner [Signature]  
Or Signature of Agent \_\_\_\_\_

Mailing Address 2 CRAIGMOOR RD. N., RIDGEFIELD, CT. 06877 Phone No. 203-500-4775

E-Mail Address SSMITH099@COMCAST-NET

ADDRESS OF PROPERTY: 2 CRAIGMOOR RD. N. ZONE R-A  
RIDGEFIELD, CT. 06877

**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/ <u>E</u> W*	25	6.71	6.71	18+
Side N/S/E/W*				
Side N/S/E/W*				
Rear N/S/E/W*				

\* circle the direction that applies.

**FAR**

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

**COVERAGE**

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

see next page

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Steven G. & Lynn M. Smith

PROPERTY ADDRESS: 2 Craigmoor Rd., N., Ridgfield

ZONING DISTRICT: RA

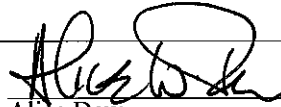
PROPOSAL:  
Add 2nd floor to existing garage.

DATE OF REVIEW: 8/9/2022

ZEO COMMENTS:

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

Section 8.1.B.4.a. The 2nd floor addition would be an increase in the non-conformity of the existing garage.



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 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 Ridgfield.*