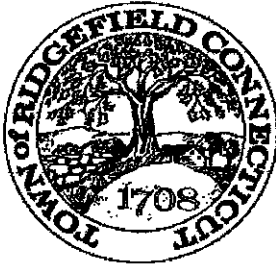


20-031



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 11-4-20

1) Applicant CHRIS CARROLL

Address 300 NORTH STREET

2) Premises Located at: 300 NORTH STREET

Closest cross street or nearest intersecting road: _____

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

Owner of Record: CHRIS CARROLL

4) Tax Assessor Map No: E11-0030

5) Zone in which property is located R-AA Area of Lot (acres) 1.8 ACRES

6) Dimensions of Lot: Frontage ±169 Average Depth ±430

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? YES

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

13) Describe variance being requested: SECTION 3.2B EXPANSION OF STRUCTURE ON PROPERTY WITH TWO DWELLING UNITS. EXPANSION OF EXISTING HOUSE CONFORMS TO ALL ZONING REQUIREMENTS

Signature of Owner _____
Or Signature of Agent _____

Mailing Address 14 BOLLARD Hill RD Phone No. 203-788-4659

E-Mail Address (optional) MAC ARCH@NET.NET

ADDRESS OF PROPERTY: 300 NORTH ST. ZONE R-AA

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		40	0
Side N/S/E/W*	35		36	0
Side N/S/E/W*	35		36	0
Rear N/S/E/W*	35		339	0

* circle the direction that applies.

FAR

Lot size in square feet:	78408
Permitted FAR in sq. ft. (see reverse side)	7962
Existing FAR in sq. ft.	3600
FAR of proposed addition in sq. ft.	1977
Total Proposed FAR (line 3 + line 4)	5577

COVERAGE

Lot size in square feet:	78408
Permitted coverage in sq. ft. (see reverse side)	5200
Existing coverage in sq. ft.	2900
Coverage of proposed addition in sq. ft.	1590
Total Proposed Lot Coverage (lines 3 + line 4)	4490

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Charles Carroll

PROPERTY ADDRESS: 300 North Street

ZONING DISTRICT: R-1A

PROPOSAL:

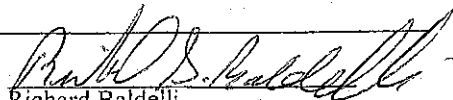
Construct an addition to a single-family dwelling on a premises that has two (2) single-family dwellings thereon

DATE OF REVIEW: 11/23/20

ZEO COMMENTS:

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

3.2, B.1.
8.1, A.3.


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.