



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

#23-004

APPLICATION FOR VARIANCE

Date 2-14-23

- 1) Applicant MARSHALL H. ODEEN
Address 300 WEST LANE RIDGEFIELD CT 06877
- 2) Premises Located at: 300 WEST LANE
Closest cross street or nearest intersecting road: WEST LANE AT CEDAR RD.
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: D18-0022
- 5) Zone in which property is located RAA Area of Lot (acres) 2.4084
- 6) Dimensions of Lot: Frontage 230' Average Depth 620'
- 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: OCTOBER 2006
56-014, 59.022, 65-001
- 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: ADDITION OF SCREENED IN
PORCH ON EXISTING CONCRETE PATIO
SIZE 19'9" X 22'

Signature of Owner MA Odeen
Or Signature of Agent _____

Mailing Address 300 WEST LANE RIDGEFIELD 06877 Phone No. 914-672-1033
E-Mail Address MARSHALLODEEN @ GMAIL . COM

ADDRESS OF PROPERTY: _____ 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*	35'	80'	NA	0
Side N/S/E/W*	35'	10' 3"	10' 3"	24' 9"
Side N/S/E/W*	35'	120'	NA	0
Rear N/S/E/W*	35'	510'	NA	0

* circle the direction that applies.

FAR

N/A

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)	

COVERAGES

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: Marshall H. ODEEN

PROPERTY ADDRESS: 300 West Lane

ZONING DISTRICT: RAA

PROPOSAL:

Build a screened-in porch on an existing patio on the dwelling closest to Cedar Lane.

This accessory dwelling unit was approved file # 2006-115-SP

DATE OF REVIEW: 2/24/2023

ZEO COMMENTS:

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

The variance requested would have a side setback to the south of 10'3" rather than the required 35' setback. There is currently a patio at 10'3" that will become the screened in porch. Variance for Sect. 3.5.H and 8.1.B.4 for a the expansion of a non-conforming structure.

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 Ridgefield.