

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 11-9-20

- 1) Applicant Thomas Franco
 Address 304 Old Branchville Road
- 2) Premises Located at: 304 Old Branchville Road
 Closest cross street or nearest intersecting road: Branchville Road
- 3) Interest in Property:
 owner contract purchaser _____ lessee _____ agent _____
 Owner of Record: Thomas Franco
- 4) Tax Assessor Map No: H 17 - 0055
- 5) Zone in which property is located RAA Area of Lot (acres) 2.07
- 6) Dimensions of Lot: Frontage 275' Average Depth 175'
- 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: 2001 - House addition east side setback, 2011 - 2 story framed garage, structure in front of house
- 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: Construct a roof over 70% of existing blue slate patio. Roof to be attached to the north side of house. Roof to be flat with surrounding parapet matching rise of existing roof

Signature of Owner _____
 Or Signature of Agent _____

Mailing Address tgfranco@yahoo.com Phone No. 203-288-9215
 E-Mail Address (optional) 304 Old Branchville Road

ADDRESS OF PROPERTY: 304 Old Branchwill ZONE RAA
Rel.

**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	35	0	0
Side N/S/E/W*	35	35	29.9	5.1
Side N/S/E/W*	35	35	0	0
Rear N/S/E/W*	35	35	0	0

* circle the direction that applies.

FAR

Lot size in square feet:	90169.2
Permitted FAR in sq. ft. (see reverse side)	8652
Existing FAR in sq. ft:	5398
FAR of proposed addition in sq. ft.	486
Total Proposed FAR (line 3 + line 4)	5884

COVERAGE

Lot size in square feet:	90169
Permitted coverage in sq. ft. (see reverse side)	5759
Existing coverage in sq. ft.	2715
Coverage of proposed addition in sq. ft:	486
Total Proposed Lot Coverage (lines 3 + line 4)	3201

see reverse side

NOTE: This is a partial listing of setback, FAR and lot coverage requirements. For any additional requirements, please consult the complete zoning regulations.

SETBACK REQUIREMENTS:

Zone	Front	Side & Rear
RAAA	50	50
RAA	35	35
RA	25	25
R20	25	20
R10	25	12
R7.5	25	8

Setbacks: the shortest distance between any part of a building or structure and the nearest lot line or recorded right of way. Thus open decks and porches as well as all cornices, eaves, gutters, chimneys or similar appurtenances shall meet the minimum setbacks.

FAR REQUIREMENTS:

Lot Area	Allowed FAR Coverage
Less than 7,500 SF	40% of the lot area
7,500 to 9,999 SF	3,000 SF plus 12.0% of the lot area in excess of 7,500 SF
10,000 to 19,999 SF	3,300 SF plus 9.0% of the lot area in excess of 10,000 SF
20,000 to 43,559 SF	4,200 SF plus 7.0% of the lot area in excess of 20,000 SF
43,560 to 87,119 SF	5,850 SF plus 6.0% of the lot area in excess of 43,560 SF
87,120 to 130,679 SF	8,464 SF plus 6.0% of the lot area in excess of 87,120 SF
130,680 or more SF	11,077 SF plus 6.0% of the lot area in excess of 130,680 SF

FAR (floor area ratio) is the ratio of the total floor area to the total area of the lot, in square feet.

Total floor area is the area in square feet of ALL floors in ALL buildings measured to the outside of the exterior walls, excluding attics, basements and open porches. Note: Any horizontal area of a residential building with an interior height from floor to ceiling exceeding 16 ft. shall be considered to have one floor per multiple of 8 ft.

An **open porch** has a roof but is not enclosed with screens or windows. Porches enclosed with screens or windows must be counted towards total floor area.

COVERAGE REQUIREMENTS:

Lot Area	Allowed Lot Coverage
Less than 7,500 SF	16% of the lot area
7,500 to 9,999 SF	1,225 SF plus 10.0% of the lot area in excess of 7,500 SF
10,000 to 19,999 SF	1,475 SF plus 6.0% of the lot area in excess of 10,000 SF
20,000 to 43,559 SF	2,075 SF plus 5.8% of the lot area in excess of 20,000 SF
43,560 to 87,119 SF	3,440 SF plus 5.0% of the lot area in excess of 43,560 SF
87,120 to 130,679 SF	5,618 SF plus 4.5% of the lot area in excess of 87,120 SF
130,680 or more SF	7,578 SF plus 4.5% of the lot area in excess of 130,680 SF

Lot coverage is the percentage which the aggregate (total) building area of all buildings on the lot bears to the area of the lot - a ratio of the total building area to the total lot area.

Building is any structure which has one or more floors and a roof and is intended for the shelter, housing or enclosure of persons, animals or materials. Open porches with roofs count towards lot coverage.

Building Area is the maximum horizontal cross section of a building on a lot, measured to the outside of the exterior walls, except that up to eighteen (18) inches of projections for cornices, eaves, gutters, chimneys or similar appurtenances shall be excluded.

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Thomas Franco

PROPERTY ADDRESS: 304 Old Branchville Rd

ZONING DISTRICT: R-1A

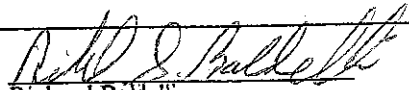
PROPOSAL:
construct an addition to a single-family
dwelling that will be located within the
underground water setback

DATE OF REVIEW: 11/10/20

ZEO COMMENTS:

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

3.5.14


Richard Baldeh
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.