

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 4/24/24

- 1) Applicant MATT BEENEN
Address 30 GREAT HILL RD
 - 2) Premises Located at: 30 GREAT HILL RD
Closest cross street or nearest intersecting road: LIMESTONE RD
 - 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: MATTHEW & MEREDITH BEENEN
 - 4) Tax Assessor Map No: _____
 - 5) Zone in which property is located RAA Area of Lot (acres) .730 AC.
 - 6) Dimensions of Lot: Frontage _____ Average Depth _____
 - 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? NO
If so, give dates and/or variance numbers: _____
 - 11) Is this property subject to any wetlands, conservation or preservation restriction? YES
(WETLAND BUFFER ON EAST)
 - 12) Do you give Board members permission to visit the property? YES
 - 13) Describe variance being requested: RELIEF FROM RAA SETBACK
REQUIREMENT TO ACCOMMODATE UPDATED DECK ON
A SMALL LOT WITH HOME SET VERY FAR
BACK. 25FT REAR AND 33FT SIDE EXISTING STRUCTURE
IS LEGALLY NON-CONFORMING.
- Signature of Owner Matt Beenen
Or Signature of Agent _____

Mailing Address 30 GREAT HILL RD Phone No. 651-341-7089

E-Mail Address (optional) BEENENM@GMAIL.COM

ADDRESS OF PROPERTY: 30 GREAT HILL RD ZONE RAA

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 FT	80.3 FT	80.3 FT	0 FT
Side N/S/E/W*	35 FT	130.4 FT	130.4 FT	0 FT
Side N/S/E/W*	35 FT	30.5 FT	30.5 FT	4.5 FT
Rear N/S/E/W*	35 FT	30.6 FT	29 FT	10 FT

* circle the direction that applies.

FAR

Lot size in square feet:	31,777
Permitted FAR in sq. ft. (see reverse side)	5,024
Existing FAR in sq. ft.:	2,257
FAR of proposed addition in sq. ft.	
Total Proposed FAR (line 3 + line 4)	

COVERAGE

Lot size in square feet:	31,777
Permitted coverage in sq. ft. (see reverse side)	2,758
Existing coverage in sq. ft.:	1,184
Coverage of proposed addition in sq. ft.	
Total Proposed Lot Coverage (lines 3 + line 4)	

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Matt Beenen

PROPERTY ADDRESS: 30 Great Hill Road

ZONING DISTRICT: RAA

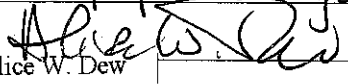
PROPOSAL:
Enlargement of deck in rear.

DATE OF REVIEW: 4/26/24

ZEO COMMENTS:

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

The rear deck enlargement proposal will be 25' from the rear property line. As per Section 3.5.H, setbacks in RAA zone are 35'. Side setback to north will be 30.5'. Does not include proposed garage.


Alice W. 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.

Please review Zoning Section 7.15.B. to determine if you meet the impervious coverage thresholds. If not, a stormwater plan will be required when applying for Building/Zoning permits.