

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 2/22/23

1) Applicant Paula Reichler

Address 331 Wilton Road East Ridgefield, CT 06877

2) Premises Located at: 331 Wilton Road East Ridgefield, CT 06877

Closest cross street or nearest intersecting road: Whipstick Road

3) Interest in Property:

owner X contract purchaser _____ lessee _____ agent _____

Owner of Record: Paula Reichler

4) Tax Assessor Map No: Map 1476 Lot 9

5) Zone in which property is located RA Area of Lot (acres) 0.52

6) Dimensions of Lot: Frontage 229.31' Average Depth 96'

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: N/A

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: A setback variance is being requested to allow for the construction of a single-story bump out addition that will extend the kitchen and add space for a bathroom. Hardships include: non-conforming lot size, the home (built in 1967) does not adhere to setback zoning regulations. The lot's irregular shape does not follow R factor guidelines, this coupled with the topographical features of the lot, make it impossible to build anywhere else on the property outside of the proposed location.

Signature of Owner Paula Reichler

Or Signature of Agent XXXXXXXXXXXX

Mailing Address 331 Wilton Road East Ridgefield, CT 06877 Phone No. 914-806-9907

E-Mail Address (optional) Paula.Reichler@ridgefieldct.org

ADDRESS OF PROPERTY: 331 Wilton Road East ZONE RA
 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 reverse side of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	25	29.8'	29.8'	N/A
Side N/S/E/W*	25	17.5'	9.7'	-15.4
Side N/S/E/W*	25	11.6'	11.6'	-13.5
Rear N/S/E/W*	25	86.6'	86.6'	N/A

* circle the direction that applies.

FAR

Lot size in square feet:	17,312 sq ft
Permitted FAR in sq. ft. (see reverse side)	3,958 sq ft
Existing FAR in sq. ft.:	1,561 sq ft
FAR of proposed addition in sq. ft.	273 sq ft
Total Proposed FAR (line 3 + line 4)	1,834 sq ft

COVERAGE

Lot size in square feet:	17,312 sq ft
Permitted coverage in sq. ft. (see reverse side)	4,930 sq ft
Existing coverage in sq. ft.	1,641 sq ft
Coverage of proposed addition in sq. ft.:	273 sq ft
Total Proposed Lot Coverage (lines 3 + line 4)	1,914 sq ft

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Paula Reichler

PROPERTY ADDRESS: 331 Wilton Road East

ZONING DISTRICT: RA

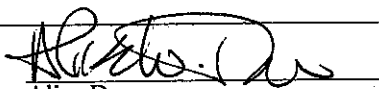
PROPOSAL:
Proposing a single story addition to extend the
Kitchen & a bathroom.

DATE OF REVIEW: 2/23/2023

ZEO COMMENTS:

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

A variance is required for side setbacks as per
Section 3.5.H. They are asking for side setbacks
of 9.7' and 11.6'.


Alice Dew
Zoning Enforcement Officer

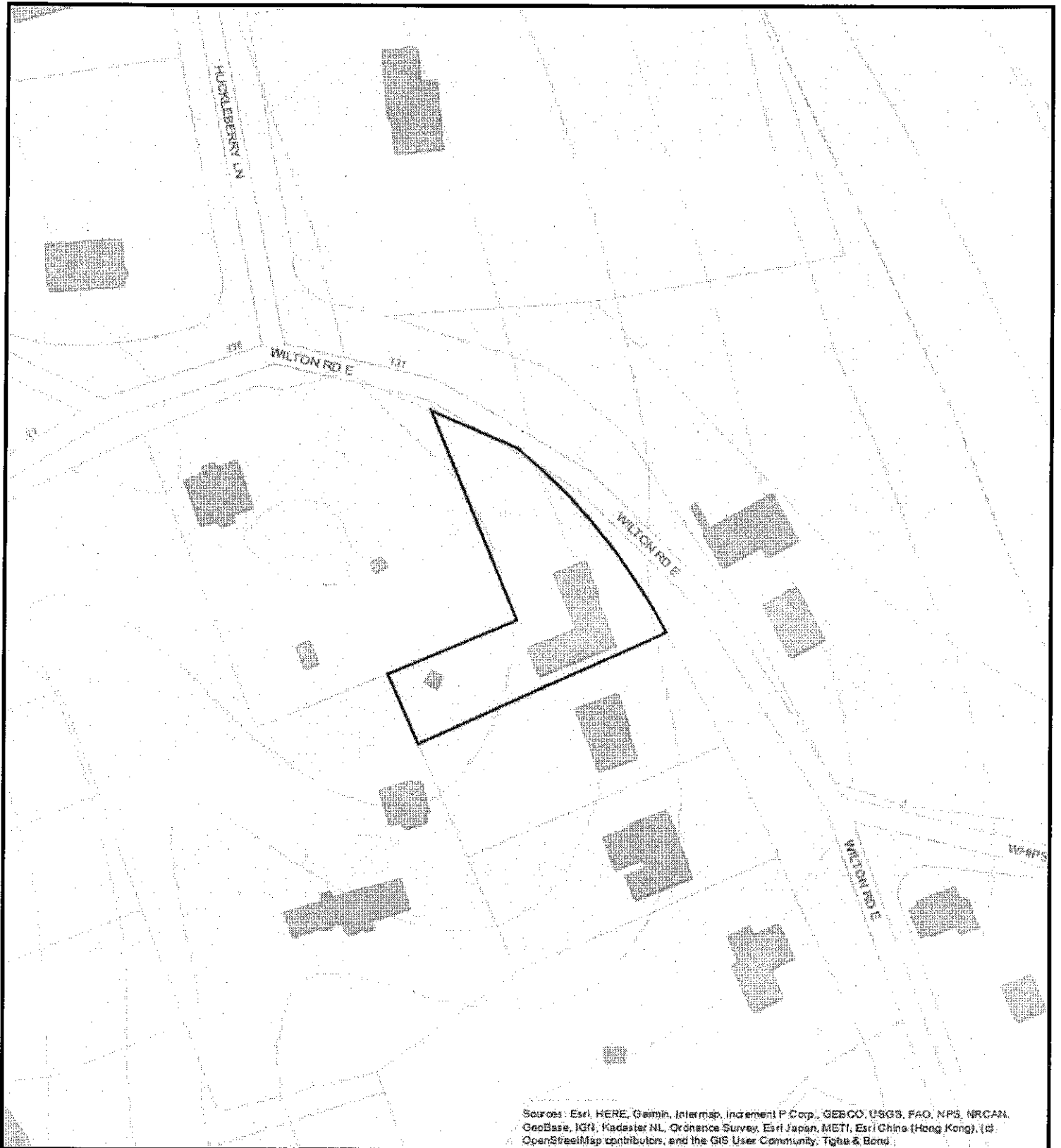
****NOTE:**

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.



1/26/2023 9:43:51 AM

Scale: 1"=94'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

