



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 10-12-20

1) Applicant JOE SANTORO

Address 341 WILTON ROAD EAST

2) Premises Located at: 341 WILTON ROAD EAST
Closest cross street or nearest intersecting road: CREAMERY LANE

3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: JOE SANTORO

4) Tax Assessor Map No: E17-0157

5) Zone in which property is located RA Area of Lot (acres) .978 ~~1.5~~ ACRES

6) Dimensions of Lot: Frontage ±215 Average Depth ±200'

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? NO

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

13) Describe variance being requested: CONSTRUCTION OF 24'x24' CARPORT THAT DOES NOT MEET SECTION 3.5H FOR SETBACKS

Signature of Owner
Or Signature of Agent [Signature]

Mailing Address 18 BOULDER HILL RD Phone No. 203-788-4657

E-Mail Address (optional) MACARCH@SNET.NET

ADDRESS OF PROPERTY: 341 WILTON RD EAST ZONE RA

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 | 109' | |
| Side N/S/E/W* | 25 | 17' | 5' | 20' |
| Side N/S/E/W* | 25 | 150 | 175' | |
| Rear N/S/E/W* | 25 | 149 | 82' | |

* circle the direction that applies.

FAR

| | |
|---|--|
| 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) | |

COVERAGE

| | |
|--|-------|
| Lot size in square feet: | 42601 |
| Permitted coverage in sq. ft. (see reverse side) | 3385 |
| Existing coverage in sq. ft. | 1226 |
| Coverage of proposed addition in sq. ft. | 740 |
| Total Proposed Lot Coverage (lines 3 + line 4) | 1966 |

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Joe Santoro

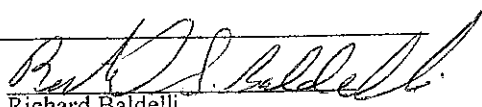
PROPERTY ADDRESS: 341 Wilton Rd East

ZONING DISTRICT: RA

PROPOSAL: construct a 24' by 24' carport within the minimum yard setback

DATE OF REVIEW: 10/13/20

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.H


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.