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(1930-1992)

March 4, 2022

Hand-delivered

Kelly Ryan, Administrator
Ridgefield Zoning Board of Appeals
66 Prospect Street
Ridgefield, CT 06877

RE: VARIANCE APPLICATION BY BAILEY RAIL AND GRANARY, LLC
FOR PROPERTY AT 34 BAILEY AVENUE, RIDGEFIELD, CT

Dear Kelly:

I represent Bailey Rail and Granary, LLC (the "Applicant"), the owners of 34 Bailey Avenue, Ridgefield, Connecticut (the "Premises"). The Applicant is seeking approval to use the lower level of the rear portion of a proposed mixed-use building for residential purposes. If approved, the Applicant would then require both a special permit approval from the Planning and Zoning Commission and a Village District approval from the Village District Commission.

The application includes the following: (1) The signed application form; (2) Authorization letter from the Applicants; (3) Site plan of the Premises; and (4) A check in the amount of \$375.00 representing the application fee.

Please accept this application and schedule the public hearing for the next available date. Please contact me should you need any additional information.

Respectfully submitted,


Robert R. Jewell

encl.

AUTHORIZATION LETTER

March 3, 2022

Ridgefield Zoning Board of Appeals
Town Hall Annex
66 Prospect Street
Ridgefield, CT 06877

RE: APPLICATION FOR VARIANCE FOR 34 BAILEY AVENUE, RIDGEFIELD, CT
(THE "PREMISES")

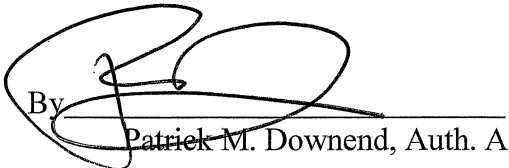
Dear Board Members:

The undersigned, BAILEY RAIL AND GRANARY, LLC, is the owner of the above-referenced Premises. We hereby authorize our attorneys, Donnelly, McNamara & Gustafson, P.C., to represent us in the variance application before the Board, including the execution and submission of the application form and any other documents required during the course of the application.

In addition, we hereby authorize the individual members of the Board to enter upon and inspect the Premises as may be required for the purpose of deciding the application while it is pending.

Thank you.

BAILEY RAIL AND GRANARY, LLC

By  _____
Patrick M. Downend, Auth. Agent



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 March 3, 2022

- 1) Applicant BAILEY RAIL AND GRANARY, LLC
- 2) Address 283 Main Street, Ridgefield, CT 06877
- 3) Premises Located at: 34 Bailey Avenue, Ridgefield, CT 06877
Closest cross street or nearest intersecting road: Prospect Street
- 4) Interest in Property:
owner YES contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 5) Tax Assessor Map No: E15-0182
- 6) Zone in which property is located CBD Area of Lot (acres) 1.292 +/- acres
- 7) Dimensions of Lot: Frontage 296.81 +/- Average Depth 89.5 +/- ft.
- 8) If this is residential property: single family _____ multi-family _____
- 9) Does this proposal involve the demolition of an existing building? Yes XX No _____
- 10) Is property within 500 feet of Danbury, Wilton, Redding? NO
Is property within 500 feet of New York State? NO
- 11) Have any previous petitions been filed on this property? YES
If so, give dates and/or variance numbers. 01-066 and 01-073
- 12) Is this property subject to any wetlands, conservation or preservation restriction? There are inland-wetlands on the property, but no special restrictions, etc.
- 13) Do you give Board members permission to visit the property? YES
- 14) Describe variance being requested: Applicant is seeking a variance of Section 5.1.D.6. to permit residential use on the lowest level of the rear wing of the building to be constructed on the property. Applicant will also require both Special Permit and Village District approvals for the proposed development.

Signature of Owner _____

Or Signature of Agent _____

DONNELLY-MONAMARA & GUSTAFSON
P O BOX 2008
RIDGEFIELD, CT 06877

Mailing Address _____

E-Mail Address (optional) _____

Phone No. 203 438 0534

ADDRESS OF PROPERTY: **34 BAILEY AVENUE** ZONE **CBD**

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)

N/A

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*				
Side N/S/E/W*				
Side N/S/E/W*				
Rear N/S/E/W*				

* 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:	
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 reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: **BAILEY RAIL AND GRANARY LLC** _____

PROPERTY ADDRESS: **34 Bailey Avenue, Ridgefield, CT 06877** _____

ZONING DISTRICT: **CBD** _____

PROPOSAL:

Applicant is seeking a variance of Section 5.1.D.6. to permit residential use on the lowest level of the rear wing of the building to be constructed on the property.

DATE OF REVIEW: _____

ZEO COMMENTS:

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

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.