



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

21027

APPLICATION FOR VARIANCE

Date 11-24-21

- 1) Applicant MATT GROSSMAN
Address 366 WILTON ROAD WEST
- 2) Premises Located at: 366 WILTON ROAD WEST
Closest cross street or nearest intersecting road: OLMSTEAD LANE
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: _____
- 4) Tax Assessor Map No: E17 0113
- 5) Zone in which property is located RA Area of Lot (acres) .64
- 6) Dimensions of Lot: Frontage 1100 Average Depth 1280
- 7) If this is residential property: single family X multi-family _____
- 8) Does this proposal involve the demolition of an existing building? Yes X 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: 21-002
- 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: REPLACE EXISTING GARAGE WITH NEW 22x26 GARAGE THAT DOES NOT MEET SIDE YARD SETBACK

Signature of Owner _____
Or Signature of Agent _____

Mailing Address 18 BOULDER HILL RD Phone No. 203-788-4057
E-Mail Address (optional) MAC ARCH@SNET.NET

ADDRESS OF PROPERTY: 3666 WILTON ZONE RA
ROAD WEST

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	67	67	—
Side N/S/E/W*	25	19	19	—
Side N/S/E/W*	25	11	17'-9"	7'-3"
Rear N/S/E/W*	25	121	175	—

* circle the direction that applies.

FAR

Lot size in square feet:	27,278
Permitted FAR in sq. ft. (see reverse side)	4751
Existing FAR in sq. ft.:	2271
FAR of proposed addition in sq. ft.	572
Total Proposed FAR (line 3 + line 4)	3443

COVERAGE

Lot size in square feet:	27,278
Permitted coverage in sq. ft. (see reverse side)	2531
Existing coverage in sq. ft.	1234
Coverage of proposed addition in sq. ft.	127
Total Proposed Lot Coverage (lines 3 + line 4)	1961

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Matt Crossman

PROPERTY ADDRESS: 366 Wilton Road West

ZONING DISTRICT: RA

PROPOSAL: construct a garage (two-story) within the
minimum yard setback

DATE OF REVIEW: 11/29/2021

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 ft.

AS A SURVEY WAS NOT SUBMITTED FOR MY REVIEW
I CANNOT ADDRESS LOT COVERAGE OR FLOOR AREA

Richard Baldelli
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.