

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 1-15-21

- 1) Applicant MATT GROSSMAN
Address 366 WILTON ROAD WEST
- 2) Premises Located at: 366 WILTON ROAD WEST
Closest cross street or nearest intersecting road: GLASTONBURY LANE
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: MATT GROSSMAN
- 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 ±100 Average Depth ±228
- 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? Yes
If so, give dates and/or variance numbers: 86-159
- 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: ADDITION OF FAMILY ROOM & OFFICE AT FIRST FLOOR WITH MASTER BEDROOM ABOVE THAT DOES NOT MEET 3.5.H FOR SETBACK, REQUESTING 19'0" SETBACK IN LIEU OF 25'0" REQUIRED

Signature of Owner
Or Signature of Agent

Mailing Address 18 BOULDER HILL RD Phone No. 203-782-4657

E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 346 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	32	19	6
Rear N/S/E/W*	25	181	178	-

* circle the direction that applies.

FAR

Lot size in square feet:	27878
Permitted FAR in sq. ft. (see reverse side)	4751
Existing FAR in sq. ft.	2234
FAR of proposed addition in sq. ft.	637
Total Proposed FAR (line 3 + line 4)	2871

COVERAGE

Lot size in square feet:	27878
Permitted coverage in sq. ft. (see reverse side)	2531
Existing coverage in sq. ft.	1475
Coverage of proposed addition in sq. ft.	360
Total Proposed Lot Coverage (lines 3 + line 4)	1835

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Math Grossman

PROPERTY ADDRESS: 366 Wilton Rd West

ZONING DISTRICT: RA

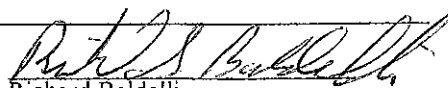
PROPOSAL: construct an addition to a single-family residence that will be located within the minimum yard setback

DATE OF REVIEW: 4/19/21

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.