



**APPLICATION FOR VARIANCE**

Date 9/14/2020

- 1) Applicant Nejame & Sons - Agent/contractor  
 Address 36 N. Valley Rd., Ridgefield, CT
- 2) Premises Located at: 36 N. Valley Rd., Ridgefield, CT  
 Closest cross street or nearest intersecting road: High Valley Rd.
- 3) Interest in Property:  
 owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent   
 Owner of Record: Richard & Andrea Lovett
- 4) Tax Assessor Map No: G14-0100
- 5) Zone in which property is located RAA Area of Lot (acres) 2.0099
- 6) Dimensions of Lot: Frontage 606.02 Average Depth \_\_\_\_\_
- 7) If this is residential property: single family  multi-family \_\_\_\_\_
- 8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ 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? 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: Requesting a 14' variance in the rear of the property for an in ground pool (14' x 31')

Signature of Owner  
 Or Signature of Agent Sarah Dimec - Nejame & Sons Agent 203-743-4663  
 Mailing Address 36 N. Valley Rd Phone No. Homeowner 475-204-7696  
 E-Mail Address (optional) sd @ mypoolscool.com - Agent  
Alovett31 @ hotmail.com - Homeowner

ADDRESS OF PROPERTY: 36 N. Valley Rd ZONE RAA

**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*	35'	—	194.	✓
Side N/S/E/W*	35'	—	234.6	✓
Side N/S/E/W*	35'	—	155.2	—
Rear N/S/E/W*	35	—	21	14

\* circle the direction that applies.

**FAR**

n/a

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**

n/a

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: Argonne & Son

PROPERTY ADDRESS: 36 North Valley Rd

ZONING DISTRICT: R1A

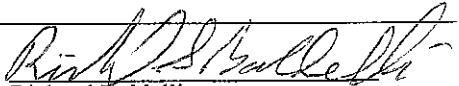
PROPOSAL:  
construct an in-ground pool that  
will be located within the maximum  
yard setback

DATE OF REVIEW: 9/21/20

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

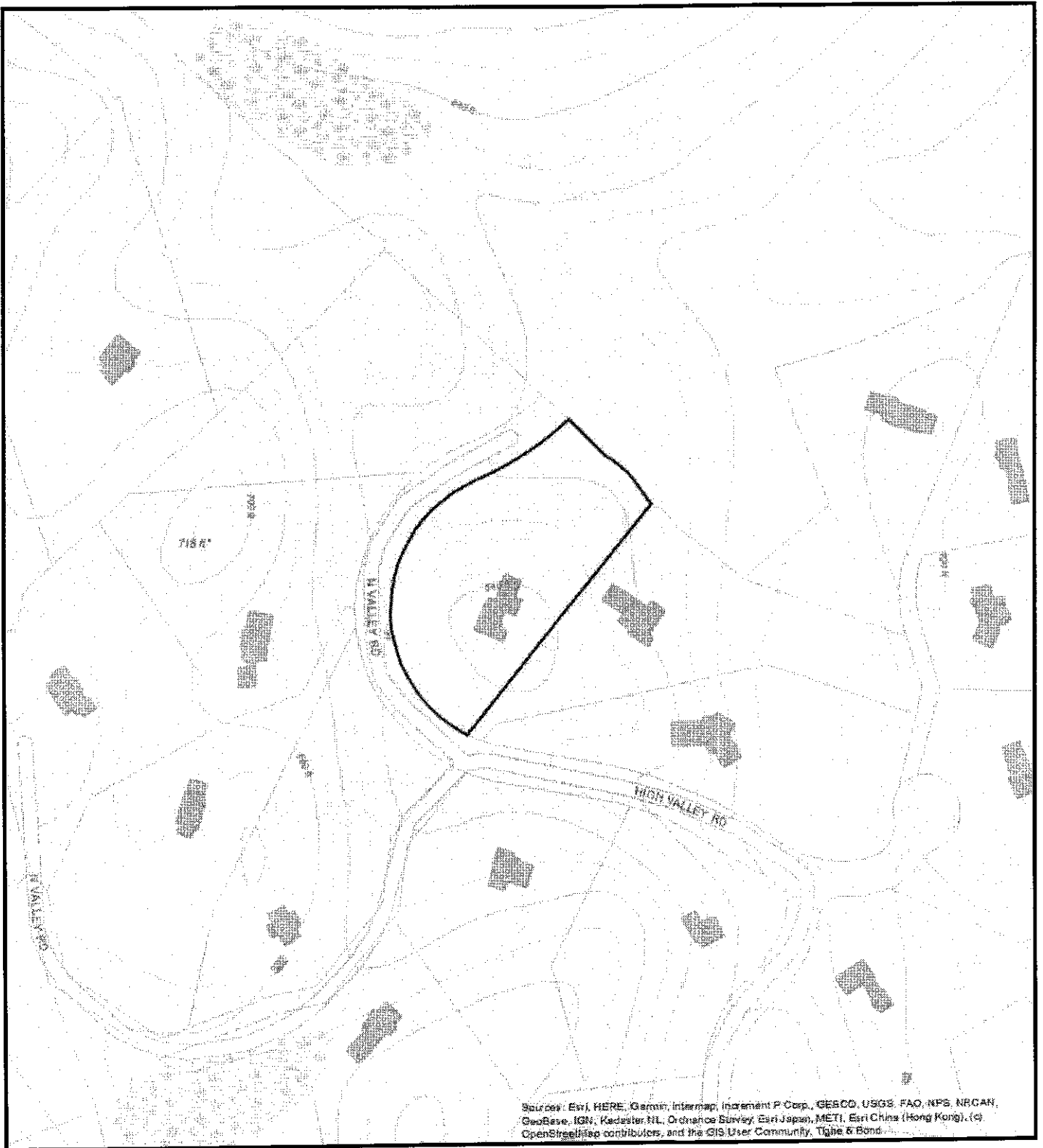
**\*\*NOTE:**

*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.*

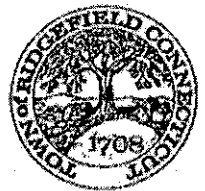
*This guide shall not be considered an order, requirement or decision as delineated in Section 8-6 of the Connecticut General Statutes.*

*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.*



Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community, Tighe & Bond.

9/17/2020 5:06:25 PM  
Scale: 1"=188'  
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.