

**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 03/23/2021

- 1) Applicant The Ridgefield Theater Barn  
Address 37 Halpin Lane
- 2) Premises Located at: 37 Halpin Lane, Ridgefield  
Closest cross street or nearest intersecting road: Prospect Ridge
- 3) Interest in Property: owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee X agent \_\_\_\_\_  
Owner of Record: Town of Ridgefield
- 4) Tax Assessor Map No: Tax Map 7841 Tax Lot ID F15-0059
- 5) Zone in which property is located ARHD-1 Area of Lot (acres) 0.34 acres
- 6) Dimensions of Lot: Frontage 208' Average Depth 75'
- 7) If this is residential property: single family \_\_\_\_\_ multi-family \_\_\_\_\_
- 8) Does this proposal involve the demolition of an existing building? Yes partial No \_\_\_\_\_
- 9) Is property within 500 feet of Danbury, Wilton, Rodding? 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: 01-033, 06-041, 63-054,  
98-058, 12-034, 14-044, 19-23
- 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: Lot Coverage and Front Setback Variance.  
Lot coverage: add 160sq ft to existing & already approved 4058 sq ft  
for total 4218 sf ft Lot Coverage. Allowable lot coverage is 2224 sq ft.  
Front Setback: addition will be 17.1' from front property line,  
32' within the 50' setback.

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

Mailing Address PO Box 590 Ridgefield Phone No. 203 240 6268  
E-Mail Address (optional) \_\_\_\_\_

executivedirector@ridgefieldtheaterbarn.org

ADDRESS OF PROPERTY: 37 Halpin Lane ZONE ARHD-1

**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*	20'	12.9'	17.1'	3
Side N/S/E/W*	20'	25.4'	25.4'	
Side N/S/E/W*	20'	20.2'	20.2'	
Rear N/S/E/W*	20'	1.9'	1.9'	18.1

\* 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:	14,830 SF
Permitted coverage in sq. ft. (see reverse side) 15%	2224 SF
Existing coverage in sq. ft.	4058 SF
Coverage of proposed addition in sq. ft.:	160 SF
Total Proposed Lot Coverage (lines 3 + line 4)	4218 SF

see reverse side

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Ridgely L Theater Bary

PROPERTY ADDRESS: 37 Halpin Lane

ZONING DISTRICT: ARTD-1

PROPOSAL: expand the building closer to the front yard  
setback than is permitted and increase the  
lot coverage on a parcel beyond the permitted lot  
coverage


DATE OF REVIEW: 3/24/21

ZEO COMMENTS:

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

4.3, E. 3.

4.3, E. 4. C.

  
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.*