



**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 8/27/2021

- 1) Applicant The Ridgefield Theater Barn  
Address 37 Halpin Ln
- 2) Premises Located at: 37 Halpin Ln, 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 ARDH-1 Area of Lot (acres) .034 Ac
- 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, 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: 01-033, 06-041, 83-064, 96-058, 12-034, 14-044, 19-23
- 11) Is this property subject to any wetlands, conservation or preservation restriction? No  
Yes \_\_\_\_\_
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: Front Setback Variance  
To add a new gable to an existing shed roof that is currently within the 20' front setback  
(12.9' from the front property line). The new gable roof will not expand closer to the front setback.

Signature of Owner \_\_\_\_\_  
 Or Signature of Agent [Signature]

Mailing Address 24 5th Ave Danbury CT 06810 Phone No. 203-994-1207  
 E-Mail Address (optional) wayne@wayneleiss.com

ADDRESS OF PROPERTY: 37 Haplin 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 <u>N</u> /S/E/W*	20'	12.9'	12.9'	7.1'
Side N/S/ <u>E</u> /W*	20'	75.4'	75.4'	
Side N/S/E/ <u>W</u> *	20'	20.2'	20.2'	
Rear <u>N</u> /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:	
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: Ridgefield Theater Barn

PROPERTY ADDRESS: 37 Halpin Lane

ZONING DISTRICT: ARHD-1

PROPOSAL:  
To expand building closer to the front yard setback than permitted and increase lot coverage beyond the permitted lot coverage.

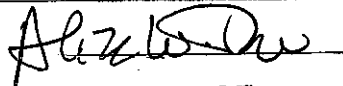
DATE OF REVIEW: 2/16/22

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 - maximum coverage + 4.3.E.4.C - minimum yard setbacks.

This is a revision to Variance # 21-009 and will not expand any closer to the front setback

  
Zoning Enforcement Officer  
Alice W. Dew

**\*\*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.*