

## 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](mailto:zba@ridgefieldct.org)

### APPLICATION FOR VARIANCE

Date 1/17/2024, edit: 1/23/24

- 1) Applicant Brandon and Emily Arcamone  
Address 384 Branchville Rd, Ridgefield CT 06877
- 2) Premises Located at: 384 Branchville Rd, Ridgefield CT 06877  
Closest cross street or nearest intersecting road: Bloomer Rd
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: Brandon and Emily Arcamone
- 4) Tax Assessor Map No: Map #1322, Lot 2
- 5) Zone in which property is located RAA Area of Lot (acres) 1.240
- 6) Dimensions of Lot: Frontage 149.98' 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? Yes  
If so, give dates and/or variance numbers: Variance 90-098  
Previous setback granted to reduce north side setback to 20', Vol. 424, P. 389
- 11) Is this property subject to any wetlands, conservation or preservation restriction? wetlands on property  
no permit required- no earth disturbance within the regulated 100' area
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: Variance under section 3.5.H to allow for a 23.6' north side setback in lieu of the required 35', in order to add additions. Includes demo of existing sunroom and replacement with a 2 story addition, and demo of existing deck space to extend addition size. New portion to be 174sf. A variance already exists for a 20' setback for the sunroom, and the proposed side line will not go closer than that. Hardships include the lot being undersized and oddly shaped, and the far north orientation of the house.

Signature of Owner Brandon Arcamone  
Brandon Arcamone (Jan 23, 2024 16:15 EST)

1/23/2024

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

Mailing Address 384 Branchville Rd, Ridgefield CT 06877

Phone No. 646-752-5726

E-Mail Address (optional) barcamone1@gmail.com

ADDRESS OF PROPERTY: 384 Branchville 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'	85'	85'	0
Side N/S/E/W*	35'	23.6'	23.6'	11.4'
Side N/S/E/W*	35'	39.2'	39.2'	0
Rear N/S/E/W*	35'	217'	217'	0

\* circle the direction that applies.

**FAR**

Lot size in square feet:	54,011 sf
Permitted FAR in sq. ft. (see reverse side)	6,477 sf
Existing FAR in sq. ft:	3,097 sf
FAR of proposed addition in sq. ft.	527 sf
<b>Total Proposed FAR (line 3 + line 4)</b>	<b>3,624 sf</b>

**COVERAGE**

Lot size in square feet:	54,011 sf
Permitted coverage in sq. ft. (see reverse side)	3,963 sf
Existing coverage in sq. ft.	1,827 sf
Coverage of proposed addition in sq. ft:	174 sf
<b>Total Proposed Lot Coverage (lines 3 + line 4)</b>	<b>2,001 sf</b>

see reverse side

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Banton and Emily Arcamone  
PROPERTY ADDRESS: 384 Branchville Rd

ZONING DISTRICT: RAA

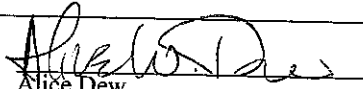
PROPOSAL:  
Demolition of existing sunroom and replacing with 2-Story addition. Demos of deck to extend addition

DATE OF REVIEW: 1/18/2024

ZEO COMMENTS:

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

RZR 3.5.H allows 35' setback in RAA zone.  
Variance for north setback to be ~~24.1'~~ 23.6' - K.R.  
Previous variance in 1990 for 20' setback for sunroom.

  
Alice Dew  
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 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.*