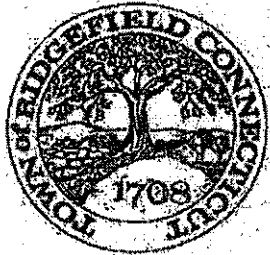


# 21025



**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 10/12/2021

- 1) Applicant Andrew Tar  
Address 41 Caudatowa Dr. Ridgefield CT 06877
- 2) Premises Located at: 41 Caudatowa Dr. Ridgefield CT 06877  
Closest cross street or nearest intersecting road: Rock Rd
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: Andrew and Kylie Tar
- 4) Tax Assessor Map No: 2042 Lot 58
- 5) Zone in which property is located RAA Area of Lot (acres) 1.3336 acres
- 6) Dimensions of Lot: Frontage 160 Feet Average Depth 261.255 feet
- 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: We believe the town setback rules are 35 feet. We are asking to build a box up the side of our house to house a chimney. It would be 27.5 feet setback.

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

Mailing Address 41 Caudatowa Dr. Ridgefield Phone No. 203-524-2915  
E-Mail Address (optional) Kylietar@gmail.com

ADDRESS OF PROPERTY: 41 Cawdara Dr 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*				
Side N/S/E/W*	35'	30.5'	27.5'	7.5'
Side N/S/E/W*				
Rear N/S/E/W*				

\* circle the direction that applies.

FAR

Lot size in square feet:	58,092
Permitted FAR in sq. ft. (see reverse side)	6721
Existing FAR in sq. ft.:	2930
FAR of proposed addition in sq. ft.	18
Total Proposed FAR (line 3 + line 4)	2948

COVERAGE

Lot size in square feet:	58,092
Permitted coverage in sq. ft. (see reverse side)	4167
Existing coverage in sq. ft.	1614
Coverage of proposed addition in sq. ft.:	18
Total Proposed Lot Coverage (lines 3 + line 4)	1632

see reverse side

ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Andrew T. R.

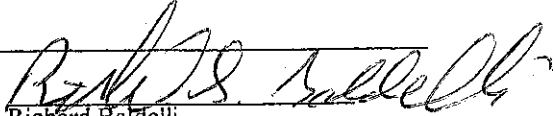
PROPERTY ADDRESS: 41 CAUDA TOWN DRIVE

ZONING DISTRICT: RAA

PROPOSAL:  
construct an addition that will be  
located within the minimum yard  
setback.

DATE OF REVIEW: 10/18/21

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.*



10/4/2021 10:01:31 AM

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.

