

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 February 16, 2022

- 1) Applicant BOYS AND GIRLS CLUB OF RIDGEFIELD, INC.
- 2) Address 41 Governor Street, Ridgefield, CT 06877
- 3) Premises Located at: 41 Governor Street, Ridgefield, CT 06877  
Closest cross street or nearest intersecting road: East Ridge
- 4) Interest in Property:  
owner YES contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 5) Tax Assessor Map No: E15-0216
- 6) Zone in which property is located R-A Area of Lot (acres) 4.901 +/- acres
- 7) Dimensions of Lot: Frontage 250.73 +/- ft.\* Average Depth 680 +/- ft.  
\*along Governor Street; 681 +/- ft. along East Ridge
- 8) If this is residential property: single family \_\_\_\_\_ multi-family \_\_\_\_\_
- 9) Does this proposal involve the demolition of an existing building? Yes\* No \_\_\_\_\_  
\*ONLY A PORTION TO INTEGRATE THE PROPOSED ADDITION
- 10) Is property within 500 feet of Danbury, Wilton, Redding? NO  
Is property within 500 feet of New York State? NO
- 11) Have any previous petitions been filed on this property? YES  
If so, give dates and/or variance numbers: 57-016; 58-034; 97-022; 08-030; 08-031; and 18-025
- 12) Is this property subject to any wetlands, conservation or preservation restriction? There are inland-wetlands on the property, but no special restrictions, etc.
- 13) Do you give Board members permission to visit the property? YES
- 14) Describe variance being requested: Applicant is seeking variances of lot coverage (Section 3.5.F) and floor area ratio (Section 3.5.G.) to permit the construction of an addition to the existing building. This is the same project approved under Variance No. 18-015, with the proposed addition being reduced in size and moved further away from East Ridge.

Signature of Owner  
Or Signature of Agent

Mailing Address \_\_\_\_\_  
E-Mail Address (optional) \_\_\_\_\_

DONNELLY, MCNAMARA & GUSTAFSON  
P O BOX 2008  
RIDGEFIELD, CT 06877

Phone No. 203 438 6534

ADDRESS OF PROPERTY: **41 GOVERNOR STREET ZONE R-A**

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*				
Side N/S/E/W*				
Rear N/S/E/W*				

\* circle the direction that applies.

FAR

Lot size in square feet:	213,487.56
Permitted FAR in sq. ft. (see reverse side)	16,045
Existing FAR in sq. ft.:	16,720
FAR of proposed addition in sq. ft.	11,282
Total Proposed FAR (line 3 + line 4)	28,002

COVERAGE

Lot size in square feet:	213,487.56
Permitted coverage in sq. ft. (see reverse side)	8,157
Existing coverage in sq. ft.	17,255
Coverage of proposed addition in sq. ft.:	7,645
Total Proposed Lot Coverage (lines 3 + line 4)	24,900

see reverse side

ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: BOYS AND GIRLS CLUB OF RIDGEFIELD, INC.

PROPERTY ADDRESS: 41 Governor Street, Ridgefield, CT 06877

ZONING DISTRICT: R-A

PROPOSAL:

Construction of an addition that will exceed the allowable lot coverage and floor area.

DATE OF REVIEW: 2/16/2022

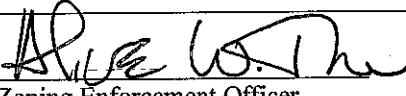
ZEO COMMENTS:

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

3.5 F

3.5 G

This is a revision to approved variance - Appeal #18-015 issued 9/20/18.

  
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.

**DONNELLY, McNAMARA & GUSTAFSON, P.C.**

ATTORNEYS AT LAW

150 DANBURY ROAD

P. O. BOX 2006

RIDGEFIELD, CONNECTICUT 06877-0906

(203) 438-6534

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REX E. GUSTAFSON

ROBERT R. JEWELL

JOSEPH H. DONNELLY

(1930-1992)

February 16, 2022

Hand-delivered

Kelly Ryan, Administrator  
Ridgefield Zoning Board of Appeals  
66 Prospect Street  
Ridgefield, CT 06877

RE: VARIANCE APPLICATION BY RIDGEFIELD BOYS AND GIRLS CLUB, INC.  
FOR PROPERTY AT 41 GOVERNOR STREET, RIDGEFIELD, CT

Dear Kelly:

I represent the Ridgefield Boys and Girls Club, Inc. (the "Applicants"), the owners of the real property and improvements located at 41 Governor Street, Ridgefield, Connecticut (the "Premises"). The Applicant is seeking approval to construct an addition to the existing club. They received a variance in 2018 and then both Inland-Wetlands and Planning and Zoning Commission approval thereafter. As they started to implement the approval, they decided to scale back the project slightly. Accordingly, they will be applying for revisions to all applicable approvals starting with the variance.

The application includes the following: (1) The signed application form; (2) Authorization letter from the Applicants; (3) Survey of the Premises showing the proposed addition; (4) Architectural plans for the proposed expansion; and (4) A check in the amount of \$375.00 representing the application fee. Both the survey and architectural plans include a comparison between the project as approved and as modified for this application.

Please accept this application and schedule the public hearing for the next available date. Please contact me should you need any additional information.

Respectfully submitted,

  
Robert R. Jewell

encl.