

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 12/21/22

1) Applicant Jody Minotti & Sara Minotti

Address 41 Harding Drive

2) Premises Located at: 41 Harding Drive

Closest cross street or nearest intersecting road: Finch Drive

3) Interest in Property:

owner contract purchaser _____ lessee _____ agent _____

Owner of Record: Jody Minotti & Sara Minotti

4) Tax Assessor Map No: C04-0028

5) Zone in which property is located RAAA Area of Lot (acres) 1.00

6) Dimensions of Lot: Frontage 176.50' Average Depth 246.85'

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 Yes

If so, give dates and/or variance numbers: 20-067, 18-009

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: To request a change to the currently zoned setback requirement of 50 feet (RAAA - 3 acre lot) on my pre-existing non-conforming home to 20 feet. This will allow for construction of a second floor bedroom, full bathroom, closet, den, 12' x 22' open deck.

Signature of Owner _____ Or Signature of Agent _____ 12/21/22

Mailing Address 41 Harding Dr., Ridgefield, CT Phone No. 860-387-9519

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

ADDRESS OF PROPERTY: 41 Harding Drive ZONE RAAA

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*	50.00	43.5	52.4	
Side N/S/E/W*	50.00	21.9	20	30'
Side N/S/E/W*	50.00	91.9	131.7	
Rear N/S/E/W*	50.00	163.20	157.8	

* circle the direction that applies.

FAR

Lot size in square feet:	43,570 sf
Permitted FAR in sq. ft. (see reverse side)	5,850.0 sf
Existing FAR in sq. ft.:	2,494 sf
FAR of proposed addition in sq. ft.	528.0 sf
Total Proposed FAR (line 3 + line 4)	3,022.0 sf

COVERAGE

Lot size in square feet:	43,570 sf
Permitted coverage in sq. ft. (see reverse side)	3,440 sf
Existing coverage in sq. ft.	1,846 sf
Coverage of proposed addition in sq. ft.:	0
Total Proposed Lot Coverage (lines 3 + line 4)	1,846 sf

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Judy and Sara Minotti

PROPERTY ADDRESS: 41 Harding Drive

ZONING DISTRICT: RAAA

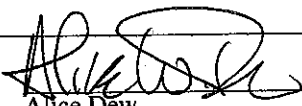
PROPOSAL:
Addition above pre-existing garage and a proposed deck within 21.5' of westerly property line.

DATE OF REVIEW: 12/23/2022

ZEO COMMENTS:

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

Received a variance (# 80-67) for the garage within the setback. Variance needed as per 3.5.H. for proposed deck.


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 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.