

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 08/31/2020

- 1) Applicant Stephen Bradley
Address 41 Thunder Hill Lane, Ridgefield, CT 06877
2) Premises Located at: 41 Thunder Hill Lane
Closest cross street or nearest intersecting road: Barrack Hill Road
3) Interest in Property:
owner X contract purchaser lessee agent
Owner of Record: Stephen and Erin Bradley
4) Tax Assessor Map No: D12-0044
5) Zone in which property is located RAA Area of Lot (acres) 1.66
6) Dimensions of Lot: Frontage 166.8ft Average Depth 160ft
7) If this is residential property: single family X multi-family
8) Does this proposal involve the demolition of an existing building? Yes No X
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: December 5, 2014 - Appeal 04-067
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: 3.5.H. Side yard setback deficiency of 25 ft to add a two-car garage with a bonus room/loft above and a single story workshop/shed to be back of the structure.

Signature of Owner
Or Signature of Agent

Mailing Address 41 Thunder Hill Lane, Ridgefield Phone No. (203) 847-2712
E-Mail Address (optional) nextgen121@gmail.com

ADDRESS OF PROPERTY: 44 Thunder Hill Lane 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 <u>N</u> /S/E/W*	35ft			
Side <u>N</u> /S/E/W*	35ft			
Side N/S/E/ <u>W</u>	35ft		40ft	25ft
Rear <u>N</u> /S/E/W*	35ft			

* circle the direction that applies.

FAR

Lot size in square feet:	<u>1.66 acres</u>	<u>72,309.6 sf</u>
Permitted FAR in sq. ft. (see reverse side)		<u>7,574.97 sf</u>
Existing FAR in sq. ft.		<u>1,831 sf</u>
FAR of proposed addition in sq. ft.		<u>1,520.97 sf</u>
Total Proposed FAR (line 3 + line 4)		<u>3,351.97 sf</u>

COVERAGE

Lot size in square feet:	<u>72,309.6 sf</u>
Permitted coverage in sq. ft. (see reverse side)	<u>4,877.48 sf</u>
Existing coverage in sq. ft.	<u>1,831 sf</u>
Coverage of proposed addition in sq. ft.	<u>989.79 sf</u>
Total Proposed Lot Coverage (lines 3 + line 4)	<u>2,820.79 sf</u>

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Stephen Bradley

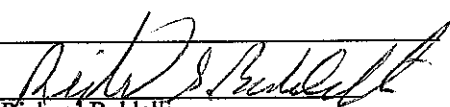
PROPERTY ADDRESS: 41 Thunder Hill

ZONING DISTRICT: RAA

PROPOSAL:
construct an accessory building
within the minimum yard setback

DATE OF REVIEW: 9/21/20

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.