

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 March 5, 2024

- 1) Applicant Steve and Marissa Brown
Address 42 Whipstick Road Ridgefield, CT
- 2) Premises Located at: 42 Whipstick Road Ridgefield, CT
Closest cross street or nearest intersecting road: East Wilton Road
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Steve and Marissa Brown
- 4) Tax Assessor Map No: F170035
- 5) Zone in which property is located RAA Area of Lot (acres) 5.822
- 6) Dimensions of Lot: Frontage 395.91' Average Depth 914.60'
- 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 U.S.
If so, give dates and/or variance numbers: 02-033, 00-022
- 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:
An area variance for rebuilding an existing 2-story guest house which is pre-existing non-conforming located over the front yard setback.

Signature of Owner _____
Or Signature of Agent Chris J. Selin

Mailing Address 42 Whipstick Road Ridgefield, CT Phone No. 215-917-9174
E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 42 Whipstick Road 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*	35'	23.8'	23.8'	11.2'
Side N/S/E/W*	35'			
Side N/S/E/W*	35'			
Rear N/S/E/W*	35'			

* circle the direction that applies.

FAR

Lot size in square feet:	253,606
Permitted FAR in sq. ft. (see reverse side)	18,452
Existing FAR in sq. ft:	16,000
FAR of proposed addition in sq. ft.	63
Total Proposed FAR (line 3 + line 4)	16,063

COVERAGE

Lot size in square feet:	253,606
Permitted coverage in sq. ft. (see reverse side)	13,109
Existing coverage in sq. ft.	10,675
Coverage of proposed addition in sq. ft:	0
Total Proposed Lot Coverage (lines 3 + line 4)	10,675

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Steve & Marissa Bown

PROPERTY ADDRESS: 42 Whipstick Rd.

ZONING DISTRICT: RAA

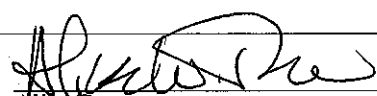
PROPOSAL:
Raising roof ridge line on pre-existing non-conforming
guest house. Variance is requested for front yard set-
back.

DATE OF REVIEW: 3/12/2024

ZEO COMMENTS:

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

Section 3.5.H requires a front setback of 35'. The structure
is currently 23.8'. The proposed is also 23.8'. As per
Section 8.1. B.2, a variance is needed to enlarge a
non-conforming structure.


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.