



RIDGEFIELD BOARD OF APPEALS ON ZONING

24007

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 4, 2021

- 1) Applicant Theodore Schimenti
Address 466 Ridgebury Road
- 2) Premises Located at: Ned's Mountain Road
Closest cross street or nearest intersecting road: _____
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Theodore Schimenti & Kimberly Levitt
- 4) Tax Assessor Map No: C05-0020
- 5) Zone in which property is located RAAA Area of Lot (acres) 3.6
- 6) Dimensions of Lot: Frontage 600' Average Depth 200'
- 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? Yes
If so, give dates and/or variance numbers: 2002
86-125, 77-059
- 11) Is this property subject to any wetlands, conservation or preservation restriction? Yes
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: Proposed 2 Car Garage

Signature of Owner _____
Or Signature of Agent _____

Mailing Address 466 Ridgebury Road Phone No. (203) 912-8259
E-Mail Address (optional) ted.schimenti@gmail.com

ADDRESS OF PROPERTY: 466 Ridgeway Rd 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/ <u>W</u> *	50'	17.5'	17.5'	32.5'
Side <u>N</u> /S/E/W*	50'	>50'	>50'	N/A
Side N/ <u>S</u> E/W*	50'	>50'	>50'	N/A
Rear N/S/ <u>E</u> /W*	50'	>50'	>50'	N/A

* circle the direction that applies.

FAR

Lot size in square feet:	~154,000
Permitted FAR in sq. ft. (see reverse side)	11,077
Existing FAR in sq. ft.:	3,680
FAR of proposed addition in sq. ft.	1,242
Total Proposed FAR (line 3 + line 4)	4,922

COVERAGE

Lot size in square feet:	~154,000
Permitted coverage in sq. ft. (see reverse side)	7,578
Existing coverage in sq. ft.	1,840
Coverage of proposed addition in sq. ft.:	621
Total Proposed Lot Coverage (lines 3 + line 4)	2,461

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Theodore Schiment

PROPERTY ADDRESS: 466 Ridgebury Road

ZONING DISTRICT: RAAA

PROPOSAL:
Construct a 2-story, 2-car garage within
the minimum yard setback

DATE OF REVIEW: 3/17/21

ZEO COMMENTS:

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

A survey of the premises showing the applicable
Bulk Standard was not submitted with this application -
Accordingly I cannot confirm compliance or noncompliance
with any Bulk Standard. The applicant is claiming

noncompliance with Sec. 3.5.H
only

Richard Baldelli
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.

