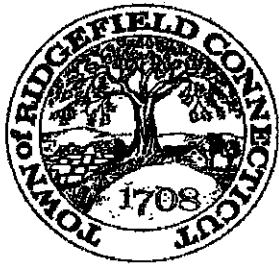


23-016



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 9/5/2023

- 1) Applicant KEVIN DUNCKLEY  
Address 46 PIN PACK RD., RIDGEFIELD, CT 06877
- 2) Premises Located at: 46 PIN PACK RD.  
Closest cross street or nearest intersecting road: KETCHAM ROAD
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 4) Tax Assessor Map No: #3994
- 5) Zone in which property is located R-AA Area of Lot (acres) 1.599
- 6) Dimensions of Lot: Frontage 226.4' Average Depth 330.51'
- 7) If this is residential property: single family  multi-family \_\_\_\_\_
- 8) Does this proposal involve the demolition of an existing building? Yes  No \_\_\_\_\_  
(PARTIAL)
- 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  
If so, give dates and/or variance numbers: \_\_\_\_\_
- 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: FRONT SETBACK VARIANCE FOR AN ADDITION TO THE EXISTING HOUSE

Signature of Owner [Signature]  
Or Signature of Agent \_\_\_\_\_

Mailing Address 46 Pin Pack Rd Phone No. 516-314-9687  
E-Mail Address (optional) Kevin Anton7@gmail.com

ADDRESS OF PROPERTY: 46 Pin Oak Rd 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 N/S/E/W*	35'	34.6'	31'	3.6'
Side N/S/E/W*	35'	<del>35.1'</del> 45.1'	45.1'	—
Side N/S/E/W*	35'	30.2'	30.2'	—
Rear N/S/E/W*	35'	200.3'	200.3'	—

\* circle the direction that applies.

**FAR**

Lot size in square feet:	69,652 SF
Permitted FAR in sq. ft. (see reverse side)	7,410 SF
Existing FAR in sq. ft.	2,150 SF
FAR of proposed addition in sq. ft.	990 SF
Total Proposed FAR (line 3 + line 4)	3,140 SF

**COVERAGE**

Lot size in square feet:	69,652 SF
Permitted coverage in sq. ft. (see reverse side)	4,745 SF
Existing coverage in sq. ft.	1,346 SF
Coverage of proposed addition in sq. ft.	275 SF
Total Proposed Lot Coverage (lines 3 + line 4)	1,621 SF

see reverse side

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Kevin Donckley

PROPERTY ADDRESS: 46 Pin Pack Rd.

ZONING DISTRICT: RAA

PROPOSAL:

The property owner is proposing a 2-story addition over an existing one story section of the home with an increased footprint to within 31' of Pin Pack Rd.

DATE OF REVIEW: Sept. 11, 2023

ZEO COMMENTS:

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

As per Section 3.5.H, setbacks in the RAA zone are 35'. The proposal is for a front setback of 31'.

Richard Baldelli 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.*

Please review Zoning Section 7.15.B. to determine if you meet the impervious coverage thresholds. If not, a stormwater plan will be required.