

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 9-22-22

- 1) Applicant John E. and Jane A. Scarbrough
Address 47 New St. Ridgefield, CT 06877
- 2) Premises Located at: 47 New St., Ridgefield
Closest cross street or nearest intersecting road: Pound St.
- 3) Interest in Property: owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Jane A. Scarbrough
- 4) Tax Assessor Map No: E14-0013
- 5) Zone in which property is located R-20 Area of Lot (acres) 0.336
- 6) Dimensions of Lot: Frontage 64.63' Average Depth 240'
- 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 application been filed on this property? No Yes
If so, give dates and/or variance numbers: 95-071, 99-014
- 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: Replace barn of 18 1/2' x 24' with garage of 22' x 24'. Additional width will be into yard away from property line.

Signature of Owner Jane A. Scarbrough
Or Signature of Agent _____

Mailing Address 47 New Street, Ridgefield Phone No. 203-733-6177
E-Mail Address scarbrough.jane@gmail.com

ADDRESS OF PROPERTY: 47 New Street ZONE R-20

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 next page of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	25	44.2	44.2	0
Side N/S/E/W*	20	5 (garage)	5	0
Side N/S/E/W*	20	7 (house)	7	0
Rear N/S/E/W*	20	29.6*	29.6	0

* circle the direction that applies. * 29.6 for garage
179.9 for house

FAR

Lot size in square feet:	
Permitted FAR in sq. ft. (see reverse side)	3,717
Existing FAR in sq. ft:	2,980
FAR of proposed addition in sq. ft.	80
Total Proposed FAR (line 3 + line 4)	3,060

COVERAGE

Lot size in square feet:	14,636
Permitted coverage in sq. ft. (see reverse side)	1,753
Existing coverage in sq. ft.	1,925
Coverage of proposed addition in sq. ft:	80
Total Proposed Lot Coverage (lines 3 + line 4)	2,010

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: John and Jane Scarbrough

PROPERTY ADDRESS: 47 New Street
Ridgefield, CT 06877

ZONING DISTRICT: R-20

PROPOSAL:

Enlarge existing garage to the north.
Existing garage is 3 feet from property line. Proposed
will be in existing location with expansion on opposite side of
setback infringement.

DATE OF REVIEW: 9/28/2022

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.F: Lot coverage proposed is over permitted
coverage.

3.5.H: Side setback for new garage same location as
existing with an additional enlargement to the north side.

Alice Dew
Zoning Enforcement Officer

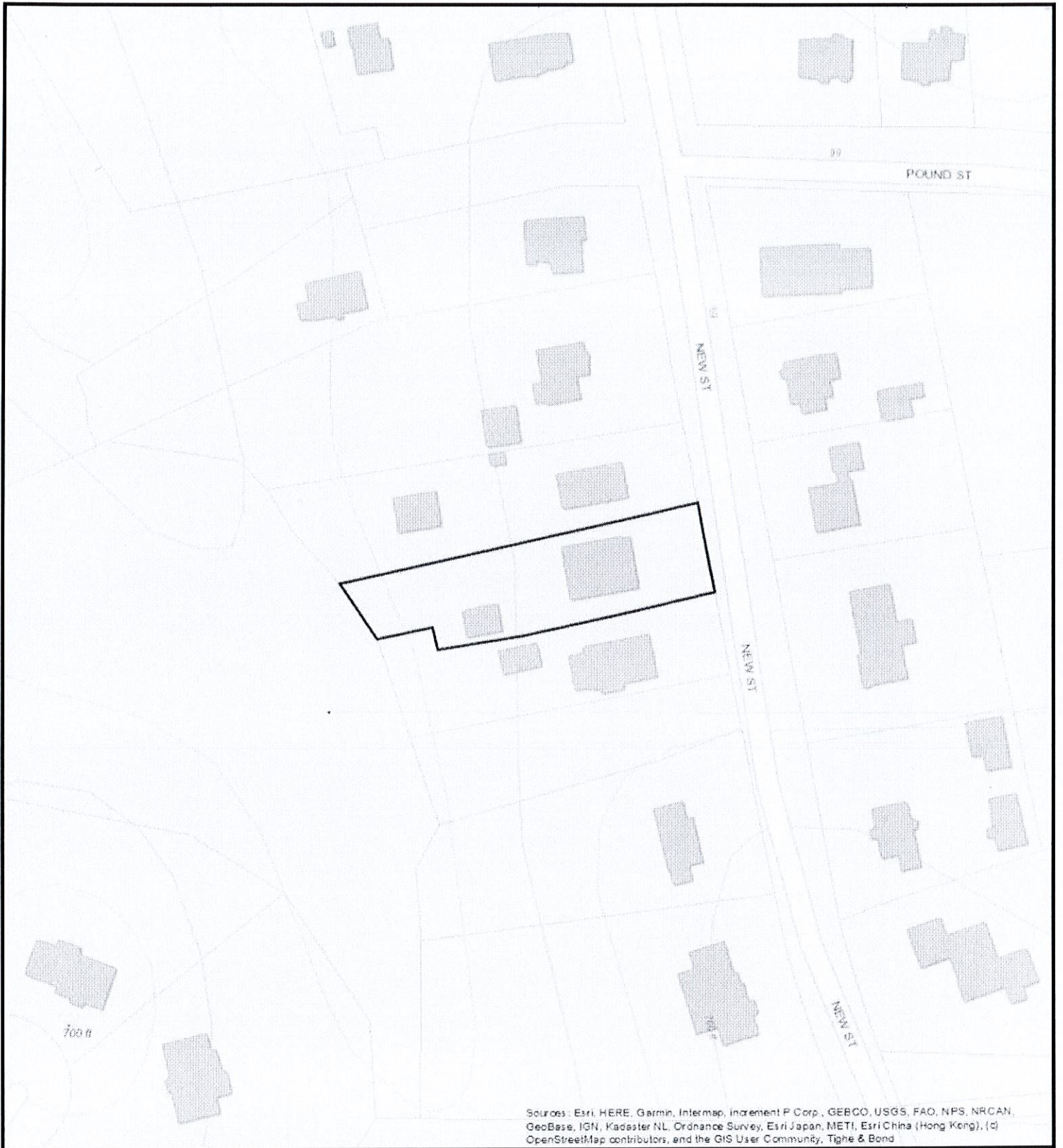
****NOTE:**

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.



10/7/2022 8:41:11 AM

Scale: 1"=94'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

