

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 07-26-2023

- 1) Applicant DAVID ADAMS AGENT FOR OWNER DANIEL CROWLEY
- 2) Address 50 WILTON RD EAST RIDGEFIELD
- 3) Premises Located at: 50 WILTON RD EAST
Closest cross street or nearest intersecting road: 200' NORTH FROM SILVER HILL RD
- 4) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: DANIEL CROWLEY
- 5) Tax Assessor Map No: F19-0023
- 5) Zone in which property is located RAA Area of Lot (acres) 1.0
- 6) Dimensions of Lot: Frontage 90' Average Depth 350'
- 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? ~~NO~~ Yes - 60-009
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: EXISTING HOUSE IS NONCONFORMING ON ALL SIDES. FRONT PORCH TO BE 25.6' FROM PROPERTY LINE AND DORMER TO BE FLUSH WITH EXISTING FIRST FLOOR AT 28.8'

Signature of Owner _____
Or Signature of Agent David Adams

Mailing Address 904 ETHAN ALLEN HIGHWAY RIDGEFIELD CT 06877 Phone No. 203-431-9104
E-Mail Address (optional) davida@dbarinc.com

ADDRESS OF PROPERTY: 50 WILTON RD EAST 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'	27.8	25.6	9.4
Side N/S/E/W*	35'	24.3	28.8	6.2
Side N/S/E/W*	35'	11.5	26.3	8.7
Rear N/S/E/W*	35	32.8	41.3	0'

* circle the direction that applies.

FAR

Lot size in square feet:	43,560
Permitted FAR in sq. ft. (see reverse side)	5,850
Existing FAR in sq. ft:	2,044
FAR of proposed addition in sq. ft.	233
Total Proposed FAR (line 3 + line 4)	2,277

COVERAGE

Lot size in square feet:	43,560
Permitted coverage in sq. ft. (see reverse side)	3,440
Existing coverage in sq. ft.	1,676
Coverage of proposed addition in sq. ft:	0
Total Proposed Lot Coverage (lines 3 + line 4)	1,676

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: David Adams as Agent for Daniel Crowley (Owner)

PROPERTY ADDRESS: 50 Wilton Rd. East

ZONING DISTRICT: RAA

PROPOSAL:

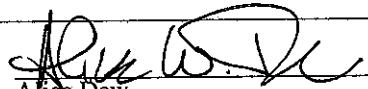
Front porch proposed at 25.6' and dormer will be over existing first floor at 28.8'

DATE OF REVIEW: August 21, 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, RAA setbacks are 35'. The existing front setback is 27.8' and proposed at 25.6'. The proposed second story will not extend lengthwise, any closer to the setback.


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.