



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 11-21-2023

- 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
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. PREVIOUS VARIANCE GRANTED ON FOR REAR DORMER AND THIS VARIANCE IS FOR RAISING OF ENTIRE SECOND FLOOR ROOF

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	33.6	1.5
Side N/S/E/W*	35'	11.5	22.75	12.25
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 agent for Daniel Crowley

PROPERTY ADDRESS: 50 Wilton Rd. East

ZONING DISTRICT: RAA

PROPOSAL:

Proposing a second floor addition to existing non-conforming home. The proposed will not meet setbacks west, north and south side.

DATE OF REVIEW: 11/17/2023

ZEO COMMENTS:

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

Variance required for Section 3.5.H. Increase in existing non-conformity for west side of home.



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.