

June 15, 2021

Kelly Ryan  
Zoning Board Administrator  
66 Prospect St.  
Ridgefield, CT 06877

Dear Ms. Ryan;

We are submitting today the completed application for a variance of Lot Coverage and a variance for Floor Area Ratio.

We have recently moved into 51 Catoonah St. in Ridgefield. We would ask the Board to approve the variances because;

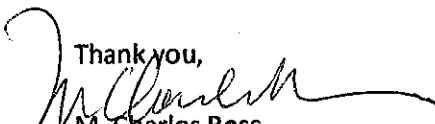
- The lot configuration is unconventional.
- There is no place to put the snow when plowed to the end of our driveway with the cars parked there.
- The location of the existing structure hugs the far side of the property. Allowing for ample space for the detached garage with setbacks as per code.
- The proposed structure would in no way obstruct the neighbor's current views.

My wife and I are in our 70's and shoveling the snow to get our cars out is both dangerous and difficult.

Creating a garage will allow a plow to push the snow to the side and clear the driveway for access and egress.

I look forward to a favorable determination from the Board.

Thank you,

  
M. Charles Ross

  
Betty Ross



**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 6/15/21

1) Applicant M. CHARLES ROSS / BETTY ROSS  
Address 51 CATONAH ST. RIDGEFIELD, CT 06877

2) Premises Located at: \_\_\_\_\_  
Closest cross street or nearest intersecting road: High Ridge Rd. / Catonah

3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_

4) Tax Assessor Map No: E-15-0059

5) Zone in which property is located R7.5 Area of Lot (acres) 10,121 sq ft .23

6) Dimensions of Lot: Frontage 99 ft. Average Depth 77 ft.

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? 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:  
VARIANCE FROM LOT COVERAGE  
VARIANCE FROM FLOOR AREA RATIO

Signature of Owner Michael / Betty Ross  
Or Signature of Agent \_\_\_\_\_

Mailing Address 51 CATONAH ST. Ridgefield Phone No. 914 282-0906  
E-Mail Address (optional) \_\_\_\_\_

ADDRESS OF PROPERTY: 51 Catoach ZONE \_\_\_\_\_

**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*				
Side N/S/E/W*			8 ft	
Side N/S/E/W*				
Rear N/S/E/W*			8 ft	

\* circle the direction that applies.

**FAR**

Lot size in square feet:	10,121 sq. ft.
Permitted FAR in sq. ft. (see reverse side)	
3300 + 11 sq. ft.	3,311 sq. ft.
Existing FAR in sq. ft.:	3,987 sq. ft.
FAR of proposed addition in sq. ft.:	480 sq. ft.
Total Proposed FAR (line 3 + line 4)	3,467 sq. ft.

**COVERAGE**

Lot size in square feet:	10,121
Permitted coverage in sq. ft. (see reverse side)	1,482.26
1475 + 7.26	
Existing coverage in sq. ft.:	1,856 sq. ft.
Coverage of proposed addition in sq. ft.:	480 sq. ft.
Total Proposed Lot Coverage (lines 3 + line 4)	2,336 sq. ft.

see reverse side

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Charles Ross & Betty Ross

PROPERTY ADDRESS: 51 Catoona Street

ZONING DISTRICT: R7.5

PROPOSAL:  
construct a one-story garage  
that will exceed the permitted  
lot coverage and floor area

DATE OF REVIEW: 6/21/21

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  
3.5 G

  
Richard Baldelli  
Zoning Enforcement Officer

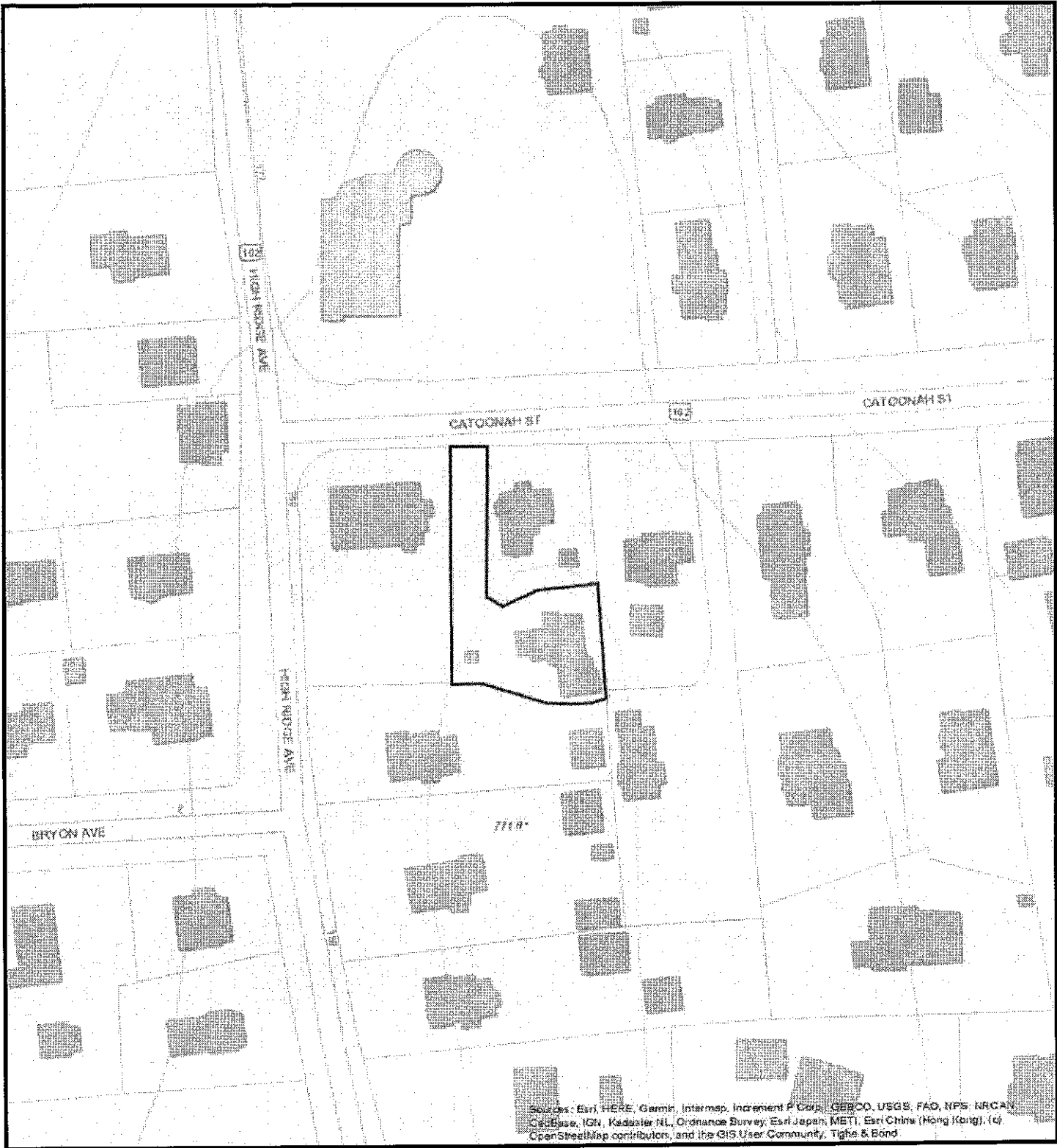
**\*\*NOTE:**

*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.*



6/7/2021 8:59:52 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.

