



RIDGEFIELD BOARD OF APPEALS ON ZONING

24013

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 3/19/2024

1) Applicant J. Scott Lesko

Address 54 Chestnut Hill Road, Ridgefield, CT 06877

2) Premises Located at: 54 Chestnut Hill Road, Ridgefield, CT 06877

Closest cross street or nearest intersecting road: Ridgebury Road

3) Interest in Property:

owner X contract purchaser lessee agent

Owner of Record: J. Scott Lesko

4) Tax Assessor Map No: C05-0012

5) Zone in which property is located R-AAA Area of Lot (acres) 1.0594

6) Dimensions of Lot: Frontage 152 Average Depth 316

7) If this is residential property: single family X multi-family

8) Does this proposal involve the demolition of an existing building? Yes No - 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: A variance is requested to convert the existing roof dormer

On the garage roof that is within the set back as per the attached plan.

Signature of Owner Or Signature of Agent

Mailing Address 54 Chestnut Hill Road, Ridgefield Phone No.201-400-7477

E-Mail Address (optional)

ADDRESS OF PROPERTY: 54 Chestnut Hill Road _____ ZONE AAA

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*	50	62	62	0
Side N/S/E/W*	50	29.2	29.2	
Side N/S/W*	50	44.1	44.1	
Rear N/S/E/W*	50	168	168	

* circle the direction that applies.

FAR

Lot size in square feet:	
Permitted FAR in sq. ft. (see reverse side)	6005
Existing FAR in sq. ft.	4980
FAR of proposed addition in sq. ft.	4993
Total Proposed FAR (line 3 + line 4)	

COVERAGE

Lot size in square feet:	
Permitted coverage in sq. ft. (see reverse side)	3869
Existing coverage in sq. ft.	2844
Coverage of proposed addition in sq. ft.	
Total Proposed Lot Coverage (lines 3 + line 4)	

- Not Changing

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: J. Scott Lesko

PROPERTY ADDRESS: 54 Chestnut Hill Rd.

ZONING DISTRICT: R-AAA

PROPOSAL:

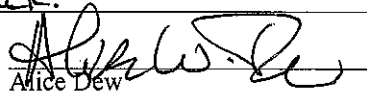
Proposing a gabled dormer over existing garage within the east side setback. Also proposing deck, porch and new 2nd story addition meeting setbacks.

DATE OF REVIEW: 3/22/2024

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 3.5.H., side setbacks in the RAAA zone require 50'. The house currently has 44.1' setback to the west and 29.2' to the east side setback. Adding dormer to garage within east side 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 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.