

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 November 9, 2021

- 1) Applicant Patricia Minskoff and Michael Breede
Address 57 Golf Lane Ridgefield, CT 06877
- 2) Premises Located at: 57 Golf Lane
Closest cross street or nearest intersecting road: Lewis Drive
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: D17-0061
- 5) Zone in which property is located RAA Area of Lot (acres) 1.244 ac. +/-
- 6) Dimensions of Lot: Frontage 225 ft +/- Average Depth 230 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? YES
If so, give dates and/or variance numbers: 68-032 & 68-038
- 11) Is this property subject to any wetlands, conservation or preservation restriction? Not of record
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: Demolition of nonconforming barn and re-construction within setbacks to contain a dwelling unit. This would be the third dwelling unit on the subject property.

Signature of Owner _____
Or Signature of Agent _____

DONNELLY, MCNAMARA & GUSTAFSON
P O BOX 2006
RIDGEFIELD, CT 06877

AGENT

Mailing Address _____
E-Mail Address (optional) _____

Phone No. 438 6534

ADDRESS OF PROPERTY: 57 Golf Lane 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'	150' +	150'+	N/A
Side N/S/E/W *	35'	150' +	150' +	N/A
Side N/S/E/W *	35'	25.6'	35'	N/A
Rear N/S/E/W *	35'	26.3'	35'	N/A

* circle the direction that applies.

FAR

Lot size in square feet:	54,178 sf
Permitted FAR in sq. ft. (see reverse side)	6,487 sf
Existing FAR in sq. ft.	5,712 sf
FAR of proposed addition in sq. ft.	(14 sf)
Total Proposed FAR (line 3 + line 4)	5,698 sf

COVERAGE

Lot size in square feet:	54,178 sf
Permitted coverage in sq. ft. (see reverse side)	3,971 sf
Existing coverage in sq. ft.	4,343 sf
Coverage of proposed addition in sq. ft.	14 sf
Total Proposed Lot Coverage (lines 3 + line 4)	4,357 sf

see reverse side

**ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Patricia Minskoff and Michael Boreto

PROPERTY ADDRESS: 57 Golf Lane

ZONING DISTRICT: RAA

PROPOSAL: to authorize an 890 sq ft accessory dwelling unit (ADU) on the second floor of a new building. The 890 sq ft ADU will be the second ADU on the premises to construct a new building that will exceed the nonconforming lot coverage of the building it is replacing by 14 sq ft

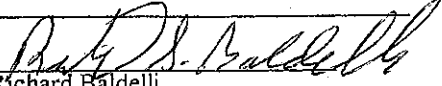
DATE OF REVIEW: 11/10/21

ZEO COMMENTS:

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

1. 3.3.B.2.a

2. 3.5.F


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.

DONNELLY, McNAMARA & GUSTAFSON, P.C.

ATTORNEYS AT LAW

150 DANBURY ROAD

P. O. BOX 2006

RIDGEFIELD, CONNECTICUT 06877-0906

(203) 438-6534

FACSIMILE (203) 438-1283

REX E. GUSTAFSON

ROBERT R. JEWELL

JOSEPH H. DONNELLY

(1930-1992)

November 9, 2021

Kelly Ryan, Administrator
Ridgefield Zoning Board of Appeals
66 Prospect Street
Ridgefield, CT 06877

RE: VARIANCE APPLICATION BY PATRICIA MINSKOFF & MICHAEL BREEDE
FOR PROPERTY AT 57 GOLF LANE, RIDGEFIELD, CT

Dear Kelly:

I represent Patricia Minskoff and Michael Breede (the "Applicant"), the owners of 57 Golf Lane, Ridgefield, Connecticut (the "Premises"). The Applicant is seeking approval to remove a barn that does not meet setbacks and build a new accessory structure approximately the same size to include a dwelling unit within it in accordance with the plans and specifications submitted herewith. The dwelling unit would be the third dwelling unit on the Premises. The Applicant requires variances of lot coverage, uses as of right and density. The proposed building will meet setbacks and floor area ratio.

The application includes the following: (1) The signed application form; (2) Authorization letter from the Applicants; (3) Site plans and architectural plans for the proposed expansion; and (4) A check in the amount of \$325.00 representing the application fee.

Please accept this application and schedule the public hearing for the next available date. Please contact me should you need any additional information.

Respectfully submitted,


Robert R. Jewell

encl.