

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

22-015

APPLICATION FOR VARIANCE

Date 6/16/22

- 1) Applicant THOMAS MONTANARI
Address 9 Columbia Avenue Hopewell, NJ 08525
- 2) Premises Located at: 58 Prospect Ridge
Closest cross street or nearest intersecting road: Covered Street
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: THOMAS M. MONTANARI
- 4) Tax Assessor Map No: 58 Prospect Ridge - F15-0063 62 East Ridge - F15-0206
- 5) Zone in which property is located RA Area of Lot (acres) 1.618
- 6) Dimensions of Lot: Frontage _____ Average Depth _____
- 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 application been filed on this property? No - 58 - Yes - 62
If so, give dates and/or variance numbers: 87-007
88-086
- 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: Herbstrip variance based upon surrounding
density levels

Signature of Owner Thomas Montanari
Or Signature of Agent _____

Mailing Address 9 Columbia Avenue Hopewell, NJ 08525 Phone No. 908-698-1834
E-Mail Address tmontanari@aim.com

ADDRESS OF PROPERTY: 58 Prospect Ridge ZONE RA

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 next page of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*				
Side N/S/E/W*				
Side N/S/E/W*				
Rear N/S/E/W*	25	16.7'	16.7'	8.3'

* circle the direction that applies.

FAR

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

TOTAL FAR Proposed
15,410

COVERAGE

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

TOTAL Coverage Proposed
8,026

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Thomas Montanari
PROPERTY ADDRESS: 58 Prospect Ridge ; 62 East Ridge

ZONING DISTRICT: RA

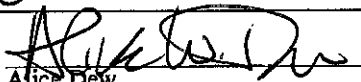
PROPOSAL:
Proposing 5 Single Family Homes on 58 Prospect Ridge with 12 garage spaces.

DATE OF REVIEW: June 19, 2022

ZEO COMMENTS:

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

Needs variances for: Garage Spaces 3-3.A.2
Density: 3.5C
Max. lot coverage: 3.5 F
Max. floor area ratio: 3.5 G
Side yard setback: 3.5 H


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.