

RIDGEFIELD BOARD OF APPEALS ON ZONING

24 008

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 2-27-27

- 1) Applicant BILL CRAIG
Address 5 CRANBERRY LANE
- 2) Premises Located at: 5 CRANBERRY LANE
Closest cross street or nearest intersecting road: _____
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: _____
- 4) Tax Assessor Map No: E18-0021
- 5) Zone in which property is located RA Area of Lot (acres) .37
- 6) Dimensions of Lot: Frontage 115' Average Depth 143'
- 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 applications been filed on this property? YES
If so, give dates and/or variance numbers: # 22-021
- 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: CONSTRUCT OFFICE AREA ABOVE GARAGE THAT REQUIRES SIDEYARD SETBACK VARIANCE

Signature of Owner _____
Or Signature of Agent [Signature]

Mailing Address _____ Phone No. 203-700-4657
E-Mail Address MACARON@SNET.NET

ADDRESS OF PROPERTY: 5 CRANBERRY ZONE RA
LANE

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*	25	24-6	—	—
Side N/S/E/W*	25	+ 30'	14	9
Side N/S/E/W*	25	44	44	—
Rear N/S/E/W*	25	26	25	—

* circle the direction that applies.

FAR

Lot size in square feet:	10511
Permitted FAR in sq. ft. (see reverse side)	3885
Existing FAR in sq. ft.:	1133
FAR of proposed addition in sq. ft.	652
Total Proposed FAR (line 3 + line 4)	1805

COVERAGE

Lot size in square feet:	10511
Permitted coverage in sq. ft. (see reverse side)	1865
Existing coverage in sq. ft.:	1143
Coverage of proposed addition in sq. ft.:	384
Total Proposed Lot Coverage (lines 3 + line 4)	1527

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Bill Craig

PROPERTY ADDRESS: 5 Cranberry Lane

ZONING DISTRICT: RA

PROPOSAL:

To construct a garage addition and office space above the garage with a variance needed for east side setback to 14' from property line.

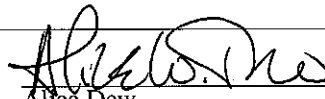
DATE OF REVIEW: 2/29/24

ZEO COMMENTS:

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

Garage addition and second floor above garage will be 14' from property line on east side.

Section 3.5.H states setback of 25' for RA zone.


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.

Please review Zoning Section 7.15.B. to determine if you meet the impervious coverage thresholds. If not, a stormwater plan will be required.