

MACMILLAN ARCHITECTS  
18 BOULDER HILL ROAD  
RIDGEFIELD, CT 06877  
203-431-3329

Notes:  
1. All drawings and written material constitute original work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.  
2. Do not scale drawings  
3. All dimensions given are to face of stud or other material unless otherwise noted.

ISSUES AND REVISIONS:  
4-19-24 ZBA ISSUE

PROJECT NO: 2083

PROJECT:  
BRONFIELD COURT  
5 PALMER COURT  
RIDGEFIELD, CT

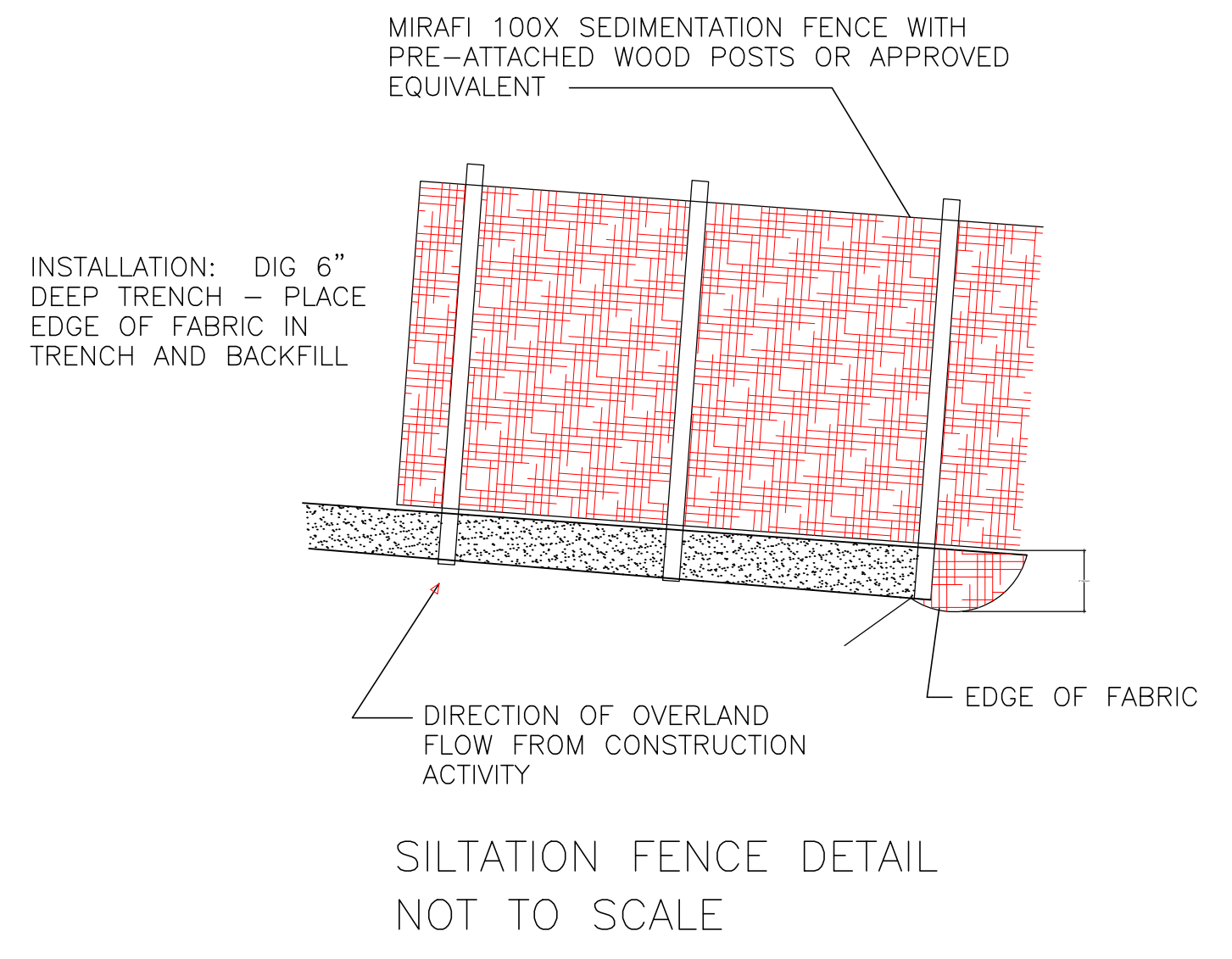
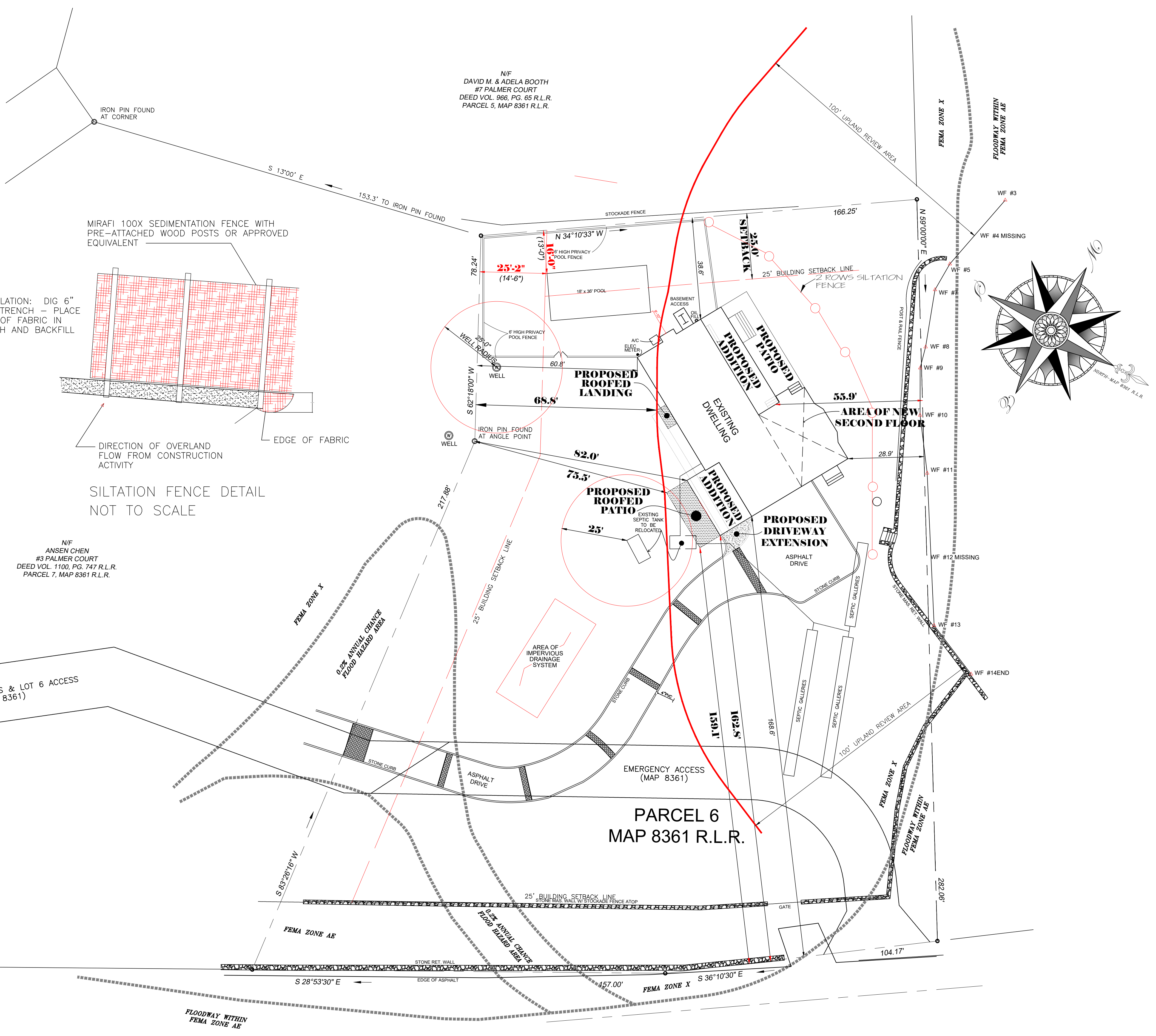
SEAL:

TITLE:  
ZBA PLAN  
DRAWING NO:  
**ZBA  
PLAN**

**ZONING INFORMATION**

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
ZONE: R-AA RESIDENCE			
FRONT SETBACK:	25'	MIN.	25'-6"
REAR:	25'	MIN.	112'-0"
SIDE:	25'	MIN.	15'-0"
LOT AREA:	87,120 S.F.	MIN. 57,231 S.F.	57,231 S.F.
BUILDING HEIGHT: TOTAL	45'	MAX. 32.8'	32.8'
No. STORIES:	2.5	MAX. 2.0	2.0
LOT COVERAGE (BUILDINGS)	*4,123 S.F.	MAX. 2,650 S.F.	3,560 S.F.

\*MAXIMUM LOT COVERAGE REQUIREMENT CALCULATION:  
3,440 SF = 3.9% OF THE LOT AREA IN EXCESS OF 43,560 SF  
REQUIRES SETBACK VARIANCE



N/F ANSEN CHEN  
#3 PALMER COURT  
DEED VOL. 1100, PG. 747 R.L.R.  
PARCEL 7, MAP 8361 R.L.R.

PALMER COURT

ETHAN ALLEN HIGHWAY  
(U.S. RTE. 7)

**SITE PLAN**  
SCALE 1" = 20'-0"