

Town Hall Annex, 66 Prospect Street
Ridgefield, Connecticut 06877
Phone: (203) 431-2786 Fax: (203) 431-2737
E-Mail: zba@ridgefieldct.org

21-016

APPLICATION FOR VARIANCE

Date 5/24/2021

- 1) Applicant RICHARD AND LAURA FLOOD
Address 613 RIDGEBURY ROAD
- 2) Premises Located at: 613 RIDGEBURY ROAD
Closest cross street or nearest intersecting road: CAUTERBURY LANE
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: RICHARD AND LAURA FLOOD
- 4) Tax Assessor Map No: C03
- 5) Zone in which property is located RAA Area of Lot (acres) .719
- 6) Dimensions of Lot: Frontage 122 Average Depth 255
- 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: 06-039
- 11) Is this property subject to any wetlands, conservation or preservation restriction? YES
- 12) Do you give Board members permission to visit the property? YES
- 13) Describe variance being requested: WE WOULD LIKE TO ADD TO AN EXISTING STRUCTURE ON OUR PROPERTY AND CREATE AN ACCESSORY DWELLING.

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 613 RIDGEBURY ROAD Phone No. 203-456-6588
E-Mail Address (optional) RLFLOOD@AOL.COM

ADDRESS OF PROPERTY: 613 RIDGEWAY ROAD 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	138	141	
Side N/S/E/W*	35	93	67	
Side N/S/E/W*	35	6.3	6.3	
Rear N/S/E/W*	35	9	18	17

* circle the direction that applies.

FAR

Lot size in square feet:	31,320
Permitted FAR in sq. ft. (see reverse side)	4,992
Existing FAR in sq. ft.:	3,345
FAR of proposed addition in sq. ft.	880 I
Total Proposed FAR (line 3 + line 4)	4,225 I

COVERAGE

Lot size in square feet:	31,320
Permitted coverage in sq. ft. (see reverse side)	2,732
Existing coverage in sq. ft.	2,021
Coverage of proposed addition in sq. ft.	604 I
Total Proposed Lot Coverage (lines 3 + line 4)	2,625 I

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Richard & Laura Flood

PROPERTY ADDRESS: 613 R. Lyellway Road

ZONING DISTRICT: RAA

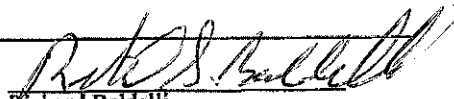
PROPOSAL: construct an addition to an
Accessory building that will not comply
with the minimum rear setback

DATE OF REVIEW: 3/8, 6/3/2021

ZEO COMMENTS:

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

3.5. H


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.