

# 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 10/14/2020

- 1) Applicant Peter Gorgas  
Address 63 Harding Drive
- 2) Premises Located at: 63 Harding Drive  
Closest cross street or nearest intersecting road: Between Finch Dr and Parley Rd
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: Peter Gorgas
- 4) Tax Assessor Map No: C04-0029
- 5) Zone in which property is located R - AAA Area of Lot (acres) 1.028
- 6) Dimensions of Lot: Frontage 207.32' Average Depth 190.68'
- 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? No  
If so, give dates and/or variance numbers: \_\_\_\_\_
- 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: To request a change to the currently zoned setback requirement of 50 feet (RAAA - 3 acre lot) on my pre-existing non-conforming home to 33 feet. This will allow for construction of a front entrance Mud Room, 2nd floor Dormers, and for an extension of a 2nd floor hallway above the Mud Room to lead to a new Master Bedroom.

Signature of Owner *Pete Gorgas*  
Or Signature of Agent \_\_\_\_\_

Mailing Address 63 Harding Drive, Ridgefield, CT Phone No. (203) 240-2973  
E-Mail Address (optional) Pete\_Gorgas@yahoo.com

ADDRESS OF PROPERTY: 63 Harding Drive ZONE R-AAA

**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*	50'	50.8'	33'	17'
Side N/S/E/W*				
Side N/S/E/W*				
Rear N/S/E/W*				

\* circle the direction that applies.

FAR

Lot size in square feet:	44,780 SF
Permitted FAR in sq. ft. (see reverse side)	5,911 SF
Existing FAR in sq. ft.:	2,300 SF
FAR of proposed addition in sq. ft.	2,700 SF
Total Proposed FAR (line 3 + line 4)	5,000 SF

COVERAGE

Lot size in square feet:	44,780 SF
Permitted coverage in sq. ft. (see reverse side)	3,489 SF
Existing coverage in sq. ft.	1,350 SF
Coverage of proposed addition in sq. ft.:	1,500 SF
Total Proposed Lot Coverage (lines 3 + line 4)	2,850 SF

see reverse side

ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Peter GORGAS

PROPERTY ADDRESS: 65 Harding Drive

ZONING DISTRICT: RAAA

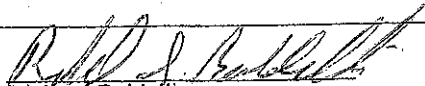
PROPOSAL:  
construct an addition to a single family dwelling that will be located within the minimum yard setback

DATE OF REVIEW: 12/10/20

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.