

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 _____

- 1) Applicant John Radzin & Ngaire Duncan Radzin
Address 65 Cedar Lane, Ridgefield, CT 06877
- 2) Premises Located at: 65 Cedar Lane, Ridgefield, CT 06877
Closest cross street or nearest intersecting road: West Lane
- 3) Interest in Property:
owner YES contract purchaser _____ lessee _____ agent _____
Owner of Record: John Radzin & Ngaire Duncan Radzin
- 4) Tax Assessor Map No: Map no. 2671 R.L.R
- 5) Zone in which property is located RAA Area of Lot (acres) 1.0154
- 6) Dimensions of Lot: Frontage 200 Average Depth 312
- 7) If this is residential property: single family YES 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 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: Hardship request for an undersized lot. Requesting variance on side setback from 35 ft to 28.5ft for shed.

Signature of Owner _____
Or Signature of Agent _____

John Radzin (Nov 1, 2022, 15:21 EDT)

Mailing Address 65 Cedar Lane, Ridgefield, CT 06877
E-Mail Address (optional) ngairept@hotmail.com

Phone No. 203-505-0327

ADDRESS OF PROPERTY: 65 Cedar Lane, Ridgefield, CT 06877 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'	35'	35'	0
Side N/S/E/W*	35'	35'	28.5'	6.5'
Side N/S/E/W*	35'	35'	35'	0
Rear N/S/E/W*	35'	35'	35'	0

* circle the direction that applies.

FAR

Lot size in square feet:	44,230
Permitted FAR in sq. ft. (see reverse side)	5,890.2
Existing FAR in sq. ft.:	1457
FAR of proposed addition in sq. ft.	295
Total Proposed FAR (line 3 + line 4)	1752

COVERAGE

Lot size in square feet:	44,230
Permitted coverage in sq. ft. (see reverse side)	3,473.5
Existing coverage in sq. ft.	1,587
Coverage of proposed addition in sq. ft.:	295
Total Proposed Lot Coverage (lines 3 + line 4)	1,882

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: John & Ngairé Radzin

PROPERTY ADDRESS: 65 Cedar Lane
Ridgefield

ZONING DISTRICT: RAA


PROPOSAL:
Requesting a variance on the north side from
35 feet to 28.5 feet.

DATE OF REVIEW: 11/09/2022

ZEO COMMENTS:

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

Section 3.5.H. Minimum side yard setback
in the RAA zone is 35 feet. They are asking
for a variance of 6.5 feet for a setback of
28.5 feet.


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.

