

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

23-007

APPLICATION FOR VARIANCE

Date 3-4-23

1) Applicant MIKE KRALIK

Address 65 OLMSTEAD LANE

2) Premises Located at: 65 OLMSTEAD LANE

Closest cross street or nearest intersecting road: WILTON ROAD WEST

3) Interest in Property:

owner _____ contract purchaser _____ lessee _____ agent X

Owner of Record: MIKE & KATE KRALIK

4) Tax Assessor Map No: E17-0034

5) Zone in which property is located RA Area of Lot (acres) .59

6) Dimensions of Lot: Frontage 110' Average Depth 233'

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? NO

If so, give dates and/or variance numbers: _____

11) Is this property subject to any wetlands, conservation or preservation restriction? WETLANDS

12) Do you give Board members permission to visit the property? YES

13) Describe variance being requested: RELOCATE EXISTING DETACHED GARAGE TO BE ATTACHED TO EXISTING HOUSE MAINTAIN 8.9' EXISTING SETBACK

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 18 Brewer Hill Rd Phone No. 203-786-4657

E-Mail Address MACARCH@SNET.NET

ADDRESS OF PROPERTY: 605 OLMSTEAD LANE ZONE RA

**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 next page of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	25	51-4	46-0	—
Side N/S/E/W*	25	30.7'	30.7'	—
Side N/S/E/W*	25	8.9	8.9	16.1'
Rear N/S/E/W*	25	149	149	—

* circle the direction that applies.

FAR

Lot size in square feet:	25700
Permitted FAR in sq. ft. (see reverse side)	4599
Existing FAR in sq. ft:	2825
FAR of proposed addition in sq. ft.	1309
Total Proposed FAR (line 3 + line 4)	4134

COVERAGE

Lot size in square feet:	25700
Permitted coverage in sq. ft. (see reverse side)	2404
Existing coverage in sq. ft.	1275
Coverage of proposed addition in sq. ft:	1016
Total Proposed Lot Coverage (lines 3 + line 4)	2291

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: MIKE KRALIK

PROPERTY ADDRESS: 65 OLMSTEAD LANE

ZONING DISTRICT: RA

PROPOSAL:

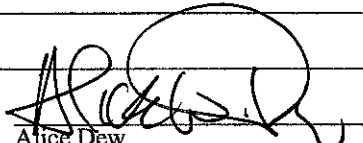
RELOCATE EXISTING DETACHED GARAGE TO
BE ATTACHED TO EXISTING HOUSE. MAINTAIN
EXISTING 8.9' SETBACK.

DATE OF REVIEW: 3/14/2023

ZEO COMMENTS:

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

Proposed moving of garage would maintain existing
non-conforming setback of 8.9'. Section 3.5.H.
16.1 feet deficiency.


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.