



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 May 15, 2022

- 1) Applicant Prime Real Property LLC - Russ Neumann
Address 395 Main Street Ridgefield CT
- 2) Premises Located at: 6 Greenfield Avenue
Closest cross street or nearest intersecting road: Bryan Avenue
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Prime Real Property, LLC
- 4) Tax Assessor Map No: D15 Lot 80
- 5) Zone in which property is located R20 Area of Lot (acres) .169
- 6) Dimensions of Lot: Frontage 69' Average Depth 107'
- 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 Detached Garage
If so, give dates and/or variance numbers: 2001 01-072
Copy provided with this application
- 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: Lot coverage and side setback
so I can add a front porch and a modest addition
to the rear of the dwelling

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 395 Main Street Ridgefield Phone No. 203 470 4243
E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 6 Greenfield Avenue R20

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	38	35	N/A
Side N/S/E/W*	20	14.6	14.0	6
Side N/S/E/W*	20	28	28	N/A
Rear N/S/E/W*	20	33	20	N/A

* circle the direction that applies.

FAR

Lot size in square feet:	7,374
Permitted FAR in sq. ft. (see reverse side)	2,950
Existing FAR in sq. ft.:	2,000
FAR of proposed addition in sq. ft.	600
Total Proposed FAR (line 3 + line 4)	2,600

COVERAGE

Lot size in square feet:	7,374
Permitted coverage in sq. ft. (see reverse side)	1,180
Existing coverage in sq. ft.	1,260
Coverage of proposed addition in sq. ft.:	290
Total Proposed Lot Coverage (lines 3 + line 4)	1,550

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Russ Neumann of Prime Real Property, LLC.
PROPERTY ADDRESS: 6 Greenfield Ave.

ZONING DISTRICT: R-20

PROPOSAL:
Proposed porch on front of house and rear addition
and deck. Variances need for setbacks and lot
coverage.

DATE OF REVIEW: 8/19/2022

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. Setback variance needed for porch,
rear addition and deck.

Section 3.5.F. Lot coverage variance needed.

* Unclear as to whether overhangs on porch and addition are included
in survey by RKLW, dated 05/09/2022

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.

* - Updated survey with overhangs now submitted