

**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 9/30/2023

- 1) Applicant Richard & Tracy Bevilacqua  
Address 6 LAFAYETTE AVENUE Ridgefield CT 06877
- 2) Premises Located at: same as above  
Closest cross street or nearest intersecting road: COPPS HILL RD.
- 3) Interest in Property:  
owner  contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 4) Tax Assessor Map No: 23 E130137
- 5) Zone in which property is located R20 Area of Lot (acres) .25
- 6) Dimensions of Lot: Frontage 66.34 ft Average Depth 158.92 ft
- 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 applications been filed on this property? NO Yes  
If so, give dates and/or variance numbers: 56-051
- 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: 2nd story addition for home built in 1953. Current house footprint does not meet required setbacks.

Signature of Owner [Signature]  
Or Signature of Agent [Signature]

Mailing Address 6 LAFAYETTE AVENUE Ridgefield CT Phone No. 203-241-2181 (R),  
E-Mail Address ricky.beve@gmail.com, tracy.beve@gmail.com 914-806-9238 (T)

ADDRESS OF PROPERTY: 6 La Fayette Ave ZONE 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	55.4	same	
Side N/S/E/W*	20	9.2	same	
Side N/S/E/W*	20	13.4	same	
Rear N/S/E/W*	20	63.5	same	

\* circle the direction that applies.

FAR

Lot size in square feet:	10,441
Permitted FAR in sq. ft. (see reverse side)	3,300
Existing FAR in sq. ft.:	1,176
FAR of proposed addition in sq. ft.	1,176
Total Proposed FAR (line 3 + line 4)	2,352

COVERAGE

Lot size in square feet:	1,205
Permitted coverage in sq. ft. (see reverse side)	1,501
Existing coverage in sq. ft.	1,205
Coverage of proposed addition in sq. ft.	0
Total Proposed Lot Coverage (lines 3 + line 4)	1,205

see next page

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Richard + Tracey Bevilacqua

PROPERTY ADDRESS: 6 Lafayette Avenue  
Ridgefield CT 06877

ZONING DISTRICT: R20

PROPOSAL:

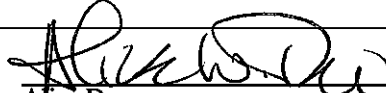
2nd story addition for home built in  
1953. current house footprint does not  
meet required setbacks.

DATE OF REVIEW: 2/9/2024

ZEO COMMENTS:

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

Variance required for setback as per Section 3.5.H  
for R-20; sides require 20' setback and Section  
8.B.4 - variance needed for increase in non-conforming  
aspect of the structure.

  
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.*