

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 February/4, 2024

- 1) Applicant **MEDHI ALI**
Address **74 High Ridge Avenue, Ridgefield, CT 06877**
- 2) Premises Located at: **74 High Ridge Avenue**
Closest cross street or nearest intersecting road: **The property is near the intersection of both King Lane & Peaceable Street.**
- 3) Interest in Property:
owner **YES** contract purchaser _____ lessee _____ agent _____
Owner of Record: Medhi Ali and Erin J. Corrigan
- 4) Tax Assessor Map No: **E16-0105**
- 5) Zone in which property is located **R-A** Area of Lot (acres) **1.35 +/- ac.**
- 6) Dimensions of Lot: Frontage **100 +/- ft.** Average Depth **346 +/- ft.**
- 7) If this is residential property: single family **Yes** multi-family _____
- 8) Does this proposal involve the demolition of an existing building? **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**

If so, give dates and/or variance numbers: **07-013 and 10-002**
- 11) Is this property subject to any wetlands, conservation or preservation restriction? **Property is in an Historic District and subject to Historic District Commission approval (see attached approval)**
- 12) Do you give Board members permission to visit the property? **Yes**
- 13) Describe variance being requested: **Applicant is seeking a setback variance to allow the construction of an accessory building closer than permitted to the lot line. Due to the unusual shape of the lot, we are treating this setback as a side setback. The minimum side and rear setback requirements are the same in this zone. The Applicant will also require a special permit from the Planning and Zoning Commission to allow an accessory structure in a front yard.**

Signature of Owner _____

Or Signature of Agent _____

DONNELLY, MCNAMARA & GUSTAFSON

150 DANBURY ROAD

PO BOX 2908

RIDGEFIELD, CT 06877

Mailing Address _____

Phone No. **203 438 6534**

E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 74 HIGH RIDGE ZONE R-A

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 (Proposed structure)

	Required	Existing	Proposed	Deficiency
"Front" East	25'	N/A	210 +/- ft. from High Ridge Avenue	N/A
Side South	25'	N/A	12.5 feet 12'	12.5 feet 13'
Side North	25'	N/A	80 +/- feet	N/A
Rear West	25'	N/A	100 +/- ft.	N/A

* circle the direction that applies.

FAR NOT APPLICABLE

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

COVERAGE NOT APPLICABLE

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

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Medhi Ali

PROPERTY ADDRESS: 74 High Ridge Ave

ZONING DISTRICT: RA

PROPOSAL:
A 2-story garage located 12' from the south side
property line.

DATE OF REVIEW: 2/29/24

ZEO COMMENTS:

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

As per RZR Section 3.5.H, side setbacks in the
RA zone require 25'. Applicant is requesting 12'

Due to the shape of the property, measurements are
to side setback. This does require a Special Permit from P:Z
as the structure, by definition,
is in the front yard.

Alice Dew
Alice Dew
Zoning Enforcement Officer

****NOTE:**

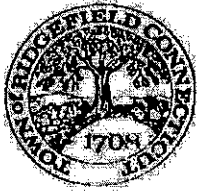
The information on this form is to guide the variance applicant and the Zoning Board of Appeals regarding a variance application and is based upon representations made by the applicant.

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.



HISTORIC DISTRICT COMMISSION
Town of Ridgefield, Connecticut
400 Main Street
Ridgefield, Connecticut 06877
www.ridgefieldct.org

December 19, 2023

Mr. Peter Coffin
Doyle Coffin Architecture
158 Danbury Road, Suite 9
Ridgefield, Connecticut 06977

RE: Certificate of Appropriateness
74 High Ridge Avenue
Ridgefield, CT 06877

Dear Mr. Coffin:

At a regular meeting of the Ridgefield Historic District Commission on Thursday, December 14, 2023, the Commission voted on your application for a Certificate of Appropriateness. Please note the following:

APPROVED:

In a decision 5-0:

Approved the plans dated November 28, 2023 for the two-car detached garage and related modification of existing driveway and parking area as presented subject to Town of Ridgefield regulatory approval of the site plan presented.

Approved Conditions:

1. This procedure is in accordance with sections 7-14d to 147f of the Connecticut General Statutes.
2. This letter shall be deemed your Certificate of Appropriateness and is valid for one year from the date hereof and is not transferable.
3. The exact same plans approved must be submitted with any application which may be required.
4. Work to be performed and completed must be "exactly" as shown on the approved plans.
5. If there are any changes to your approved plans or should the work extend beyond one year from the date hereof, the Commission requires that you return for a review.

Respectfully submitted,

Daniel J. O'Brien, Chair
HISTORIC DISTRICT COMMISSION

cc: Mr. Robert Hendrick, P&Z Chair
Ms. Alice Dew, P&Z Director
Mr. Aarti Paranjape, Zoning Enforcement Officer
Mr. Jason Celestino, Building Official
Ridgefield Historical Society
Mr. Mehdi Ali, Property Owner