

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 4/5/24

- 1) Applicant Karen Banoff. Agent: John Bamman
Address 76 Blackman Rd. Ridgefield
- 2) Premises Located at: 76 Blackman Rd.
Closest cross street or nearest intersecting road: Farmingville Rd.
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Karen Banoff.
- 4) Tax Assessor Map No: G13-0012
- 5) Zone in which property is located RAA Area of Lot (acres) 1.531
- 6) Dimensions of Lot: Frontage 100' Average Depth _____
- 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? Yes
If so, give dates and/or variance numbers: 13-025
- 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: 13.5 ft. intrusion into rear setback

Signature of Owner _____
 Or Signature of Agent J. Bamman John Bamman
 Mailing Address 7 White Birch Rd. Ridgefield Phone No. 508-308-9842
 E-Mail Address jf.bamman@comcast.net

ADDRESS OF PROPERTY: 76 Blackman Rd RAA
Ridgefield

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* | 35 | 35 | 35 | 0 |
| Side N/S/E/W* | 35 | 35 | 35 | 0 |
| Side N/S/E/W* | 35 | 35 | 35 | 0 |
| Rear N/S/E/W* | 35 | 17.7 | 21.5 | 13.5 |

* circle the direction that applies.

FAR

| | |
|---|------------------------|
| Lot size in square feet: | 66,672 |
| Permitted FAR in sq. ft. (see reverse side) | 4,576 7,327 |
| Existing FAR in sq. ft.: | 2,756 |
| FAR of proposed addition in sq. ft. | 30 |
| Total Proposed FAR (line 3 + line 4) | 2,786 |

COVERAGE

| | |
|--|----------------------------|
| Lot size in square feet: | 66,672 |
| Permitted coverage in sq. ft. (see reverse side) | 4,595 |
| Existing coverage in sq. ft. | 1,945 |
| Coverage of proposed addition in sq. ft.: | -65 (due demod. 8x12 deck) |
| Total Proposed Lot Coverage (lines 3 + line 4) | 1,896 |

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Karen Banoff

PROPERTY ADDRESS: 76 Blackman Rd.

ZONING DISTRICT: RAA

PROPOSAL:

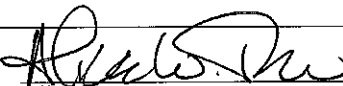
Proposing a bumpout for the first floor (4' x 7 1/2')
towards the rear of the single family residence.

DATE OF REVIEW: 4/8/2024

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 3.5.H, RAA setback for rear is 35'. They
are asking for a proposed setback of 21.5'.



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 when applying for Building/Zoning permits.