

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

20-026

APPLICATION FOR VARIANCE

Date 10/16/2020

- 1) Applicant TRILLIUM ARCHITECTS ON BEHALF OF CHRISTOFFER NORVIK & NADJA PEDERSEN
Address 76 WHIPSTICK ROAD RIDGEFIELD, CT 06877
- 2) Premises Located at: 76 WHIPSTICK ROAD
Closest cross street or nearest intersecting road: _____
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: CHRISTOFFER NORVIK & NADJA PEDERSEN
- 4) Tax Assessor Map No: F17-0057
- 5) Zone in which property is located RAA Area of Lot (acres) 2.64
- 6) Dimensions of Lot: Frontage 282' ± Average Depth 188' ±
- 7) If this is residential property: single family X 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
If so, give dates and/or variance numbers: 99-051
- 11) Is this property subject to any wetlands, conservation or preservation restriction? YES
- 12) Do you give Board members permission to visit the property? YES
- 13) Describe variance being requested: ADDITIONAL/RENOVATION TO EXISTING 3 CAR GARAGE

Signature of Owner _____
Or Signature of Agent [Signature]

Mailing Address 409 MAW ST. RIDGEFIELD, CT Phone No. 203-430-4540
E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 76 WHIPSTICK RD. ZONE RAA

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

	Required	Existing	Proposed	Deficiency
Front <u>N</u> /S/E/W*	35'	102.72'	102.72'	0
Side N/S/ <u>E</u> /W*	35'	123.54'	123.54'	0
Side N/S/E/ <u>W</u> *	35'	20.39'	20.39'	0
Rear N/S/E/ <u>W</u> *	35'	159.91'	145.42'	14.49'

* circle the direction that applies.

FAR

Lot size in square feet:	114,998
Permitted FAR in sq. ft. (see reverse side)	10,137
Existing FAR in sq. ft.:	7,482
FAR of proposed addition in sq. ft.	1,789
Total Proposed FAR (line 3 + line 4)	9,271

COVERAGE

Lot size in square feet:	114,998
Permitted coverage in sq. ft. (see reverse side)	6,873
Existing coverage in sq. ft.	4,335
Coverage of proposed addition in sq. ft.	822
Total Proposed Lot Coverage (lines 3 + line 4)	5,157

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Trillium Architects on behalf of Christopher Nonik
Radja Pedersen
PROPERTY ADDRESS: 76 Whipsicok Road

ZONING DISTRICT: RA1

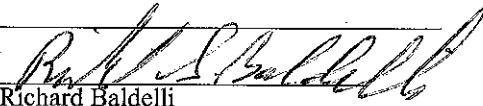
PROPOSAL:
construct an addition to the existing single-family
dwelling that will be located within the
minimum yard setback

DATE OF REVIEW: 10/19/20

ZEO COMMENTS:

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

3.5.H.


Richard Baldelli
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.