

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

24-009

APPLICATION FOR VARIANCE

Date 2-27-24

- 1) Applicant DAVID TEGGART
Address 7 CASA TORCH LANE, RIDGEFIELD
- 2) Premises Located at: 7 CASA TORCH LANE
Closest cross street or nearest intersecting road: RT 102
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: _____
- 4) Tax Assessor Map No: G 17 0006
- 5) Zone in which property is located RAA Area of Lot (acres) 1.082
- 6) Dimensions of Lot: Frontage 150 Average Depth ± 290
- 7) If this is residential property: single family X multi-family _____
- 8) Does this proposal involve the demolition of an existing building? Yes _____ No X
- 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
If so, give dates and/or variance numbers: _____
- 11) Is this property subject to any wetlands, conservation or preservation restriction? WETLANDS
- 12) Do you give Board members permission to visit the property? YES
- 13) Describe variance being requested: FRONT YARD SETBACK FOR:
FRONT PORTICO 25'-0"
NEW SECOND FLOOR 28.9'

Signature of Owner _____
Or Signature of Agent _____

Mailing Address 12 BOULDER HILL RD Phone No. 203-786-4657
E-Mail Address MACARON@SNET.NET

ADDRESS OF PROPERTY: 7 CASA TORREY LANE 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 next page of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*	35	28.9	25	10'
Side N/S/E/W*	35	53.5	SAME	-
Side N/S/E/W*	35	41.2	SAME	-
Rear N/S/E/W*	35	230	SAME	-

* circle the direction that applies.

FAR

Lot size in square feet:	47131
Permitted FAR in sq. ft. (see reverse side)	6064
Existing FAR in sq. ft.:	1350
FAR of proposed addition in sq. ft.	1187
Total Proposed FAR (line 3 + line 4)	2537

COVERAGE

Lot size in square feet:	47131
Permitted coverage in sq. ft. (see reverse side)	3619
Existing coverage in sq. ft.	1350
Coverage of proposed addition in sq. ft.:	0
Total Proposed Lot Coverage (lines 3 + line 4)	1350

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: David Teggart

PROPERTY ADDRESS: 7 Casa Torch Lane

ZONING DISTRICT: RAA


PROPOSAL:
A front portico 25' from front property line and
a second floor addition above existing dwelling
28.9' from front 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 Ridgefield Zoning Reg. Section 3.5.H,
RAA setback is 35'.



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.