

**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 9-12-72

- 1) Applicant RICHARD LIONTONIA  
Address 81 WHIPSTICK ROAD
- 2) Premises Located at: 81 WHIPSTICK ROAD  
Closest cross street or nearest intersecting road: NOB ROAD
- 3) Interest in Property:  
owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent X  
Owner of Record: RICHARD LIONTONIA
- 4) Tax Assessor Map No: F17-0043
- 5) Zone in which property is located PAA Area of Lot (acres) 1.02
- 6) Dimensions of Lot: Frontage 95' Average Depth ±260'
- 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 petitions 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: SET BACK VARIANCE FOR NEW GARAGE AT 19' IN LEV OF 35' REQUIRED VARIANCE OF SECTION 3.5H

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone No. 203-788-4657  
E-Mail Address (optional) MACAREH@SNET.NET

ADDRESS OF PROPERTY: El Whitstick B 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 N/S/E/W*	35	63	60	-
Side N/S/E/W*	35	43	19	16
Side N/S/E/W*	35	26	20	-
Rear N/S/E/W*	35	200		-

\* circle the direction that applies.

FAR

Lot size in square feet:	44561
Permitted FAR in sq. ft. (see reverse side)	5910
Existing FAR in sq. ft.	1582
FAR of proposed addition in sq. ft.	1446
Total Proposed FAR (line 3 + line 4)	3028

COVERAGE

Lot size in square feet:	44561
Permitted coverage in sq. ft. (see reverse side)	3490
Existing coverage in sq. ft.	1541
Coverage of proposed addition in sq. ft.	733
Total Proposed Lot Coverage (lines 3 + line 4)	2274

see reverse side

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: RICHARD LIOWATOWIA

PROPERTY ADDRESS: 81 WHIPSTICK ROAD

ZONING DISTRICT: RAA

PROPOSAL:

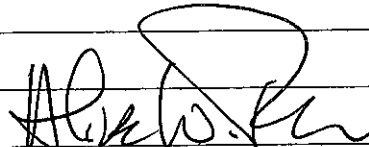
Attached garage encroaching into east side  
setback. Distance from property line to east side  
proposed at 19 feet

DATE OF REVIEW: 9/21/22

ZEO COMMENTS:

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

Section 3.5H. Side setback requirement of 35'  
Applicant proposing 19 feet.



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 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.*