

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

- 1) Applicant: Joseph and Donna Pastore Date: 03/23/2023
Address: 86 Peaceable Street, Ridgefield, CT
- 2) Premises Located at: 86 Peaceable Street, Ridgefield, CT
Closest cross street or nearest intersecting road: Westmoreland Road
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X (see letter of authorization)
Owner of Record: Joseph and Donna Pastore
- 4) Tax Assessor Map No: Map D-16 Lot 48
- 5) Zone in which property is located: RAA Area of Lot (acres): 1.04 acres
- 6) Dimensions of Lot: Frontage: 160.79' Average Depth: 291.32'
- 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? No
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: A variance is requested to place a pool within the side yard setback (35' to 26.1'). The property is in a 2 acre zone but the acreage is 1.04 acres. This application would be in conformance if not for the 2 acre zoning on a 1 acre parcel. In addition, the septic system is located in the rear yard which eliminates any pool location in the rear yard which conforms to the property line and setbacks.

Signature of Owner _____

Or Signature of Agent Barkh Clark

Mailing Address: 86 Peaceable Street, Ridgefield, CT Phone No.: 203-788-7940

E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 86 Peaceable Street, Ridgefield, CT 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'	79.2'	79.2'	79.2'
Side N/S/E/W*	35'	39.9'	39.9'	39.9'
Side N/S/E/W*	35'	45.8'	26.6'	8.9'
Rear N/S/E/W*	35'	> 50'	>50'	>50'

* circle the direction that applies.

FAR

Lot size in square feet:	45,253
Permitted FAR in sq. ft. (see reverse side)	5,952
Existing FAR in sq. ft.:	5,900
FAR of proposed addition in sq. ft.	0
Total Proposed FAR (line 3 + line 4)	5,900

COVERAGE

Lot size in square feet:	45,235
Permitted coverage in sq. ft. (see reverse side)	3,525
Existing coverage in sq. ft.	3,400
Coverage of proposed addition in sq. ft.	0
Total Proposed Lot Coverage (lines 3 + line 4)	3,400

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Joseph and Donna Pastore

PROPERTY ADDRESS: 86 Peaceable Street

ZONING DISTRICT: RAA

PROPOSAL:

Proposing to build pool, spa and terrace in east
sidleyard setback to 26'6 feet (35' required)

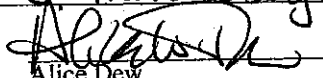
DATE OF REVIEW: April 24, 2023

ZEO COMMENTS:

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

Section 3.5.H is being varied for east side
setback.

Please note that as per Map #3676 filed in 1984 for
the resubdivision including Lot #5, there is a greenbelt easement.


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.

Please review Zoning Section 7.15.B. to determine if you meet the impervious coverage thresholds. If not, a stormwater plan will be required.

TO: Town of Ridgefield, Connecticut
Ridgefield Zoning Board of Appeals
Town Hall Annex, 66 Prospect Street
Ridgefield, CT 06877


FROM: Donna and Joseph Pastore
86 Peaceable Street
Ridgefield, Connecticut

RE: 86 Peaceable Street
ZBA-Application for Variance

DATE: March 23, 2023

To whom it concerns:

As owner of the property listed above, I hereby authorize Brook Clark, Landscape Architect to apply on my behalf to the Town of Ridgefield for all permits and approvals related to this property.



Donna and Joseph Pastore

4/7/23

Date