



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 5/2/25

- 1) Applicant Peter Seidenberg
Address 86 Pine Mt Rd, Ridgefield CT 06877
- 2) Premises Located at: same
Closest cross street or nearest intersecting road: Pine Mt Rd & ~~Washington~~ ^{Mary Brook Rd}
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: 2-040005
- 5) Zone in which property is located R-AAA Area of Lot (acres) 0.6491
- 6) Dimensions of Lot: Frontage 401.77 Average Depth 80ft
- 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: Nov. 18, 2003
Appeal 03-076, 89-901, 60, 013
- 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: Enlarge exist deck to
length of the house

Signature of Owner [Signature]
Or Signature of Agent _____

~~email~~
Mailing Address Gpseidenberg@ppcenterprises.com Phone No. (415) 699-5376
E-Mail Address _____

~~mailing~~
86 Pine Mountain Rd
Ridgefield CT 06877

ADDRESS OF PROPERTY: St Pine Mt Rd ZONE _____

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*	60 ft	57	54.9	
Side N/S/E/W* R	50 ft	125	109.3	
Side N/S/E/W* L	50 ft	233	218.2	
Rear N/S/E/W*	50 ft	13.8	11.2	38.8

* circle the direction that applies.

FAR

Lot size in square feet:	N/A
Permitted FAR in sq. ft. (see reverse side)	
Existing FAR in sq. ft:	
FAR of proposed addition in sq. ft.	
Total Proposed FAR (line 3 + line 4)	

COVERAGE

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

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Peter Seidenberg

PROPERTY ADDRESS: 86 Pine Mountain Rd.

ZONING DISTRICT: R-AAA

PROPOSAL:

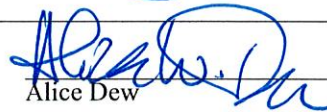
Proposing open deck to replace existing deck, patio and walkway with enlargement along house. The existing setback is 13.8'; Proposing 11.2'

DATE OF REVIEW: 5/13/24

ZEO COMMENTS:

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

Enlargement of existing deck. As per Section 3.5.H, setback in RAAA zone is 50'. Current existing rear setback is 13.8' and they are proposing 11.2'.



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.