



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 09/20/2022

- 1) Applicant Nicholas and Lauren Schede
Address 91 New Street, Ridgefield, CT 06877
 - 2) Premises Located at: 91 New Street, Ridgefield, CT 06877
Closest cross street or nearest intersecting road: Pound Street and North Salem Road
 - 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
 - 4) Tax Assessor Map No: E130021
 - 5) Zone in which property is located R-20 Area of Lot (acres) .45 acres
 - 6) Dimensions of Lot: Frontage _____ Average Depth _____
 - 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 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: We are requesting this variance because it is the only direction where we can logically expand, due to the narrow nature of the property as well as the location of the septic and patio. This proposed variance is consistent with the character of the neighborhood and is in harmony with the scheme of development in the area, and will have no negative impact on surrounding properties.
- Signature of Owner _____
Or Signature of Agent _____
- Mailing Address 91 New Street, Ridgefield, CT 06877 Phone No. (914) 330-3064
E-Mail Address (optional) Lauren.Schede@gmail.com

91 New Street, Ridgefield, CT 06877
 ADDRESS OF PROPERTY: _____ ZONE R-20

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*				
Side N/S/E/W*	20 feet	26.9 feet	<u>16 feet</u>	<u>10.9 feet</u>
Side N/S/E/W*			10.9'	9.1
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	20,000
Permitted FAR in sq. ft. (see reverse side)	4,200
Existing FAR in sq. ft.:	1,940
FAR of proposed addition in sq. ft.	1,216
Total Proposed FAR (line 3 + line 4)	3,156

COVERAGE

Lot size in square feet:	20,000
Permitted coverage in sq. ft. (see reverse side)	2,075
Existing coverage in sq. ft.	1,061
Coverage of proposed addition in sq. ft.:	608
Total Proposed Lot Coverage (lines 3 + line 4)	1,669

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Nicholas & Lauren Schede

PROPERTY ADDRESS: 91 New Street

ZONING DISTRICT: R-20

PROPOSAL:

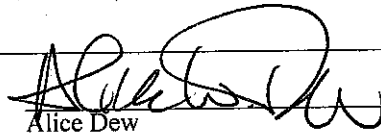
A two-story addition to the existing home which will be within the south side setback.

DATE OF REVIEW: October 24, 2022

ZEO COMMENTS:

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

Regulation 3.5.H. Minimum Yard Setbacks for R-20 zone. Required setbacks are 20'. They are requesting to build to 10.9' for a variance of 9.1'


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.