

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 11-19-20

1) Applicant KRIS ZULKESKI - AGENT: MATTHEW GRANT
Address 90 SCOTT RIDGE ROAD - RIDGEFIELD, CT 06877

2) Premises Located at: SAME
Closest cross street or nearest intersecting road: BARACK HILL ROAD

3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____

4) Tax Assessor Map No: B10-0037

5) Zone in which property is located RAA Area of Lot (acres) _____

6) Dimensions of Lot: Frontage 183 Average Depth 465 ±

7) If this is residential property: single family multi-family _____

8) Does this proposal involve the demolition of an existing building? Yes _____ No

** EXISTING ROOF OVER GARAGE TO BE REMOVED

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: ADDITION OVER EXISTING GARAGE (440 SF)
NO INCREASE IN BUILDING COVERAGE EXISTING BUILDING IS
EXISTING NON-CONFORMING AT GARAGE SIDE OF RESIDENCE AND
WHERE ADDITION IS PROPOSED (22.1' WHERE 35' REQUIRED). PROPOSED
SETBACK WILL MATCH EXISTING, NO INCREASE IN NON-CONFORMITY.

Signature of Owner Kris Zulkowski (KRIS ZULKESKI) AGENT: Matthew Grant (MATTHEW GRANT)
Or Signature of Agent _____

Mailing Address 90 SCOTT RIDGE ROAD - RIDGEFIELD, CT 06877
CTWILDGUV@gmail.com Phone No. 203-722-6460
E-Mail Address (optional) _____

ADDRESS OF PROPERTY: 90 SCOTT RIDGE ROAD 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	68.7	NO CHANGE	
Side N/S/E/W*	35	22.1	NO CHANGE	12.9
Side N/S/E/W*	35	74.7	NO CHANGE	
Rear N/S/E/W*	35	335	NO CHANGE	

* circle the direction that applies.

FAR

Lot size in square feet:	93,654
Permitted FAR in sq. ft. (see reverse side)	8,725
Existing FAR in sq. ft.:	1,272
FAR of proposed addition in sq. ft.	440
Total Proposed FAR (line 3 + line 4)	1,712

COVERAGE

Lot size in square feet:	93,654
Permitted coverage in sq. ft. (see reverse side)	5,912
Existing coverage in sq. ft.	2,178
Coverage of proposed addition in sq. ft.:	0
Total Proposed Lot Coverage (lines 3 + line 4)	2,178

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Kris Zuleski

PROPERTY ADDRESS: 96 Scott Ridge Road

ZONING DISTRICT: RAA

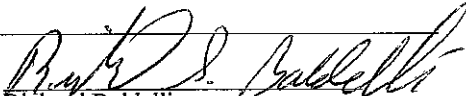
PROPOSAL: construct a 2nd floor addition to a single-family residence that will not comply with the minimum rear setbacks

DATE OF REVIEW: 11/23/20

ZEO COMMENTS:

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

3.5. H.


Richard Baldelli
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.