



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 JULY 3, 2020

- 1) Applicant Jill Ryan
Address 152 West Mountain Rd.
- 2) Premises Located at: 152 West Mountain Rd.
Closest cross street or nearest intersecting road: Eleven Levels Rd.
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Jill Ryan
- 4) Tax Assessor Map No: C13-0013
- 5) Zone in which property is located RAAA Area of Lot (acres) 2.1594
- 6) Dimensions of Lot: Frontage 260.95' Average Depth 350'
- 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? YES
If so, give dates and/or variance numbers: 57-017, 55-019, 11-023, 19-005
- 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: CONSTRUCT A TWO CAR GARAGE 18' FROM THE FRONT PROPERTY LINE. ROOF OVERHANG IS 16' FROM THE PROPERTY LINE.

Signature of Owner Jill Ryan
Or Signature of Agent _____

Mailing Address 152 WEST MOUNTAIN RD, RIDGEFIELD, CT Phone No. 203-501-7500
E-Mail Address (optional) JILL.RYAN@PRUDENTIAL.COM

ADDRESS OF PROPERTY: 152 West Mountain Rd. ZONE RAAA

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*	50'	14'	18'	32'
Side N/S/E/W*	50'	17.7'	82' +/-	-
Side N/S/E/W*	50'	112'	118.6'	-
Rear N/S/E/W*	50'	237.25'	291.0'	-

* circle the direction that applies.

FAR

Lot size in square feet:	94,063.464
Permitted FAR in sq. ft. (see reverse side)	8881
Existing FAR in sq. ft.:	2016
FAR of proposed addition in sq. ft.	94
Total Proposed FAR (line 3 + line 4)	2110

COVERAGE

Lot size in square feet:	94,063.464
Permitted coverage in sq. ft. (see reverse side)	5930
Existing coverage in sq. ft.	2313
Coverage of proposed addition in sq. ft.:	94
Total Proposed Lot Coverage (lines 3 + line 4)	2409

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Jill Ryan

PROPERTY ADDRESS: 152 West Mountain Road

ZONING DISTRICT: RAAA

PROPOSAL:
construct a one-story, two-car garage
within the minimum front yard setback

DATE OF REVIEW: 7/27/20

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, 6.


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.