

23-019

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 October 24, 2023

- 1) Applicant Adela J. Gondek & Lawrence D. Brown (spouse)
Address 180 North Salem Rd., Ridgefield CT 06877
- 2) Premises Located at: 180 North Salem Rd., Ridgefield CT 06877
Closest cross street or nearest intersecting road: Continental Drive
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: Adela J. Gondek & Lawrence D. Brown
- 4) Tax Assessor Map No: E 12
- 5) Zone in which property is located RAA Area of Lot (acres) 2.298
- 6) Dimensions of Lot: Frontage 227.3' Average Depth 533'
- 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? No
If so, give dates and/or variance numbers: _____
- 11) Is this property subject to any wetlands, conservation or preservation restriction? Yes
Note: I have read Public Act No 05-124, but this project is "for exterior [interior] work that does not expand or alter the footprint of an existing building"
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: a permit to build a room on both sides of the 2nd floor master bedroom; (on one side a closet/dressing room, & on the other side a home online work room); the setback of the house from the road side is 21.4' - 18.0', the addition would be similarly situated, in alignment with the 1st floor.

Signature of Owner Adela J. Gondek L.D.B. (spouse)
Or Signature of Agent _____

Mailing Address 180 North Salem Rd., Ridgefield CT 06877 Phone No. 203-240-3668
E-Mail Address ajg8690@gmail.com

ADDRESS OF PROPERTY: 180 North Salem Rd ZONE RAA
Ridgefield, CT 06877

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 ^(Historic) ↓	Proposed	Deficiency
Front N/S/E/W*	35	18.0	18.0	17
Side N/S/E/W*	35	75.1	75.1	-
Side N/S/E/W*	35	92.9	103.0	-
Rear N/S/E/W*	35	420.0	478.0	-

* circle the direction that applies.

FAR

Lot size in square feet:	100,105
Permitted FAR in sq. ft. (see reverse side)	9,243
Existing FAR in sq. ft.:	6,246
FAR of proposed addition in sq. ft.	460
Total Proposed FAR (line 3 + line 4)	6,700

COVERAGE

Lot size in square feet:	100,105
Permitted coverage in sq. ft. (see reverse side)	6,202
Existing coverage in sq. ft.	3,897
Coverage of proposed addition in sq. ft.:	0
Total Proposed Lot Coverage (lines 3 + line 4)	3,897

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Adela J. Gondek & Lawrence D. Brown (spouse)

PROPERTY ADDRESS: 180 North Salem Road
Ridgefield, CT 06877

ZONING DISTRICT: AAA

PROPOSAL:

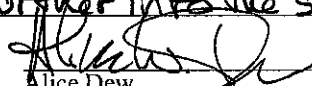
construction of 2 rooms (a closet/dressing room, & a home
online office room), one on each side of the master bedroom,
which is located on the 2nd floor of a single-family house

DATE OF REVIEW: 10/27/2023

ZEO COMMENTS:

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

As per Section 8.1.B.4.a. any legal non-conforming
structure may be altered if it does not increase the non-
conformity; therefore a variance is needed. The proposed
additions would not extend further into the setback than the
existing structure.


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.