

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 13 SEPTEMBER 2022

1) Applicant CHRIS & JENNY MONZON

Address 299 OLD STAGE COACH RD RIDGEFIELD CT

2) Premises Located at: 299 OLD STAGE COACH RD
Closest cross street or nearest intersecting road: _____

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

4) Tax Assessor Map No: _____

5) Zone in which property is located R-AA Area of Lot (acres) 1.093

6) Dimensions of Lot: Frontage 170 Average Depth 180

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 application 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: _____

Signature of Owner [Signature]
Or Signature of Agent [Signature]

Mailing Address 299 OLD STAGE COACH RD Phone No. 914 907 4940

E-Mail Address CHRIS MONZON 299@gmail.com

JUSTIN LIEGEY JPL CONSTRUCTION LLC
914 879 2879
JUSTIN@JPLCONSTRUCTIONLLC.COM

ADDRESS OF PROPERTY: 299 OLD STAGE ZONE R-AA
COACH

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*	35	28.3	NO CHANGE	
Side N/S/E/W*	35	31.5	NO CHANGE	
Side N/S/E/W*	35	>35	NO CHANGE	
Rear N/S/E/W*	35	>35	NO CHANGE	

* circle the direction that applies.

FAR

Lot size in square feet:	
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:	
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: Chrisi, Jenny Monzon

PROPERTY ADDRESS: 299 OLD STAGECOACH ROAD
RIDGEFIELD, CT

ZONING DISTRICT: RAA

PROPOSAL:

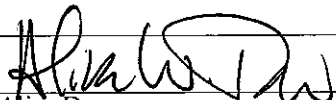
Proposed one story covered porch and one story addition.
One story garage to extend into side setback by 3.5 feet.
Old garage in same location to be demolished.

DATE OF REVIEW: 9/14/2022

ZEO COMMENTS:

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

South side setback variance of 3.5' requested (Sect. 3.5. H.)


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.