

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 9-10-22

- 1) Applicant Bill CRAIG
Address 5 CRANBERRY LANE
- 2) Premises Located at: 5 CRANBERRY LANE
Closest cross street or nearest intersecting road: SOUTH OLIVESTAD LANE
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent X
Owner of Record: BILL CRAIG
- 4) Tax Assessor Map No: E18-0021
- 5) Zone in which property is located RA Area of Lot (acres) 16.511 S.F
- 6) Dimensions of Lot: Frontage ± 115' Average Depth ± 147'
- 7) If this is residential property: single family X multi-family _____
- 8) Does this proposal involve the demolition of an existing building? Yes _____ No X
- 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: SIDEYARD SETBACK VARIANCE
TO 14'-0" FROM 25' REQUIRED
SECTION 5.5 H

Signature of Owner [Signature]
Or Signature of Agent _____

Mailing Address 19 Burnside Hill Rd Phone No. 203-788-4657
E-Mail Address (optional) MAC ARCH @ SNET.NET

ADDRESS OF PROPERTY: 5 CRANBERRY ZONE RA
LANE

**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*	25'	24'-6"	24'-6"	
Side N/S/E/W*	25'	14'-0"	14'-0"	11'
Side N/S/E/W*	25'	42'	42'	-
Rear N/S/E/W*	25'	84'	84'	-

* circle the direction that applies.

FAR

Lot size in square feet:	16,511
Permitted FAR in sq. ft. (see reverse side)	3,885
Existing FAR in sq. ft.:	1,133
FAR of proposed addition in sq. ft.	384
Total Proposed FAR (line 3 + line 4)	1,517

COVERAGE

Lot size in square feet:	16,511
Permitted coverage in sq. ft. (see reverse side)	1,865
Existing coverage in sq. ft.	1,143
Coverage of proposed addition in sq. ft.	384
Total Proposed Lot Coverage (lines 3 + line 4)	1,527

see reverse side

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: BILL CRAIG

PROPERTY ADDRESS: 5 Cranberry Lane

ZONING DISTRICT: RA

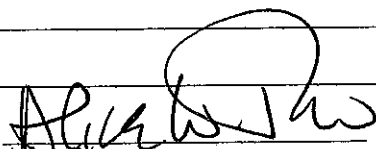
PROPOSAL:
Build a 16'x24' garage 14 feet from east side
setback, which would require an 11 foot
variance.

DATE OF REVIEW: Sept. 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.**

As per Section 3.5H, 25' setback is required for
side setbacks in RA zone.


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.