

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 5/18/26

1) Applicant Clotilde Farrell

Address 11 Hilldale Ave. Ridgefield CT 06877

2) Premises Located at: 11 Hilldale Ave.

Closest cross street or nearest intersecting road: Mountain View Ave

3) Interest in Property:

owner contract purchaser _____ lessee _____ agent _____

Owner of Record: Clotilde Farrell

4) Tax Assessor Map No: E 13 Lot 27

5) Zone in which property is located R-20 Area of Lot (acres) .33

6) Dimensions of Lot: Frontage 74' Average Depth 190'

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? NO

12) Do you give Board members permission to visit the property? Yes

13) Describe variance being requested: Expand already Non-conforming Building to include enlarged deck squaring off House. (Does NOT increase Non conforming)

Signature of Owner [Signature]

Or Signature of Agent Patrick Donovan

Mailing Address 30 Farm Lake Ct. Cornwall NY 10512 Phone No. 914 669 5728

E-Mail Address concordiagc@gmail.com

ADDRESS OF PROPERTY: 11 Hillside Ave ZONE R-20

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*				
Side N/S(<u>E</u>)/W*	20	16.5	16.5	3.5
Side N/S/E/W*				
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	14,490
Permitted FAR in sq. ft. (see reverse side)	3,300
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:	14,490
Permitted coverage in sq. ft. (see reverse side)	1,475
Existing coverage in sq. ft.	1,275
Coverage of proposed addition in sq. ft.:	154
Total Proposed Lot Coverage (lines 3 + line 4)	1,429

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Clotilde Ferral

PROPERTY ADDRESS: 11 Hillsdale Ave
Ridgefield Ct 06877

ZONING DISTRICT: R-20

PROPOSAL:

Expand already non-conforming structure
to include expanded deck Squaring off
House (does not increase non-conformity)

DATE OF REVIEW: May 19, 2026

ZEO COMMENTS:

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

The property is in ^{R20} R20 zone. Minimum side yard setback per Section
3-5-4 in ^{R20} R20 zone is 20 feet. The current deck is 17.4' per survey submitted
on July 11, 2005 (see attached).

Aarti Paranjape
Aarti Paranjape
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.

00-055

04-058

N07°54'00"W

N07°54'00"W

LOT 12

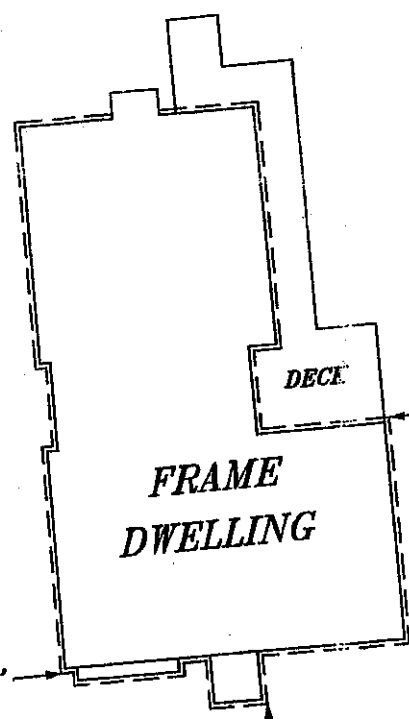
206.63'

LOT 11

LOT 10

GEORGE S. N / F DAWN K. BESSIE

185.90'



74.00'

N82°06'00"E

Zoning survey submitted
on July 11, 2005
ZEO
Aunt Paranyipi

AVENUE

D A L E

ADE,