



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 August 11, 2025

- 1) Applicant Daniel DeWoskin & Rebecca Cao
Address 19 Ned's Ln Ridgefield, CT 06877
- 2) Premises Located at: 19 Ned's Ln Ridgefield, CT 06877
Closest cross street or nearest intersecting road: Ned's Mountain Road
- 3) Interest in Property:
owner X contract purchaser _____ lessee _____ agent _____
Owner of Record: Daniel DeWoskin & Rebecca Cao
- 4) Tax Assessor Map No: D05-0020
- 5) Zone in which property is located RAAA Area of Lot (acres) 8.058
- 6) Dimensions of Lot: Frontage 619 feet Average Depth _____
- 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? X
Is property within 500 feet of New York State? X
- 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: Requesting a variance from the current setback requirements. Current garage will be demolished and the ADU will be constructed 10 feet farther from the westerly property line, increasing the setback from 10 feet to 20 feet, thus reducing the nonconformity.

Signature of Owner *Rebecca Cao*
Or Signature of Agent _____

Mailing Address 19 Ned's Ln Ridgefield, CT 06877 Phone No. [REDACTED]
E-Mail Address [REDACTED]

ADDRESS OF PROPERTY: 19 Ned's Ln Ridgefield 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 next page of this form)

SETBACKS

	Required	Existing	Proposed	Deficiency
Front N/S/E/W*				
Side N/S/E/ <u>W</u> *	50'	10'	20'	30'
Side N/S/E/W*				
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	351,022 sq. ft.
Permitted FAR in sq. ft. (see reverse side)	24,298 sq. ft.
Existing FAR in sq. ft:	4647 sq. ft.
FAR of proposed addition in sq. ft.	943 sq. ft.
Total Proposed FAR (line 3 + line 4)	5590 sq. ft.

COVERAGE

Lot size in square feet:	351,022 sq. ft.
Permitted coverage in sq. ft. (see reverse side)	17,493 sq. ft.
Existing coverage in sq. ft.	4555 sq. ft.
Coverage of proposed addition in sq. ft:	532 sq. ft.
Total Proposed Lot Coverage (lines 3 + line 4)	5087 sq. ft.

see next page