



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 _____

- 1) Applicant Garian Building and Remodeling Inc.
Address 111 Pepes Farm Rd Milford CT 06460
- 2) Premises Located at: 20 Flat Rock DR Ridgefield CT
Closest cross street or nearest intersecting road: West Lane
- 3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: FIRST Lien Capital LLC
- 4) Tax Assessor Map No: D19-0005
- 5) Zone in which property is located RAA Area of Lot (acres) 1.10
- 6) Dimensions of Lot: Frontage 149' Average Depth 300'
- 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? YES
- 10) Have any previous applications been filed on this property? NO 83-031, 91-090
If so, give dates and/or variance numbers: YES
- 11) Is this property subject to any wetlands, conservation or preservation restriction? YES
- 12) Do you give Board members permission to visit the property? YES
- 13) Describe variance being requested: The existing attached garage sits 27.4' from the side lot line and the minimum is 35'. Plans to add a second story over the garage will require a variance.

Signature of Owner _____

Or Signature of Agent _____

Mailing Address 111 Pepes Farm Rd Milford CT 06460 Phone No. [REDACTED]

E-Mail Address [REDACTED]

ADDRESS OF PROPERTY: 20 Flat Rock DR ZONE RAA

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'	139' 8"	139' 8"	N/A
Side N/S/E/W*	35'	27' 4"	27' 4"	7' 8"
Side N/S/E/W*	35'	50' 5"	50' 5"	N/A
Rear N/S/E/W*	35'	128' 5"	128' 5"	N/A

* circle the direction that applies.

FAR

Lot size in square feet:	48200
Permitted FAR in sq. ft. (see reverse side)	6128.4
Existing FAR in sq. ft:	2428.79
FAR of proposed addition in sq. ft.	1069.47
Total Proposed FAR (line 3 + line 4)	3598.26

COVERAGE

Lot size in square feet:	48200
Permitted coverage in sq. ft. (see reverse side)	3672
Existing coverage in sq. ft.	1739.04
Coverage of proposed addition in sq. ft:	355.13
Total Proposed Lot Coverage (lines 3 + line 4)	2094.17

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Garian Building and Remodeling Inc.
PROPERTY ADDRESS: 20 Flat Rock Rd

ZONING DISTRICT: RAA

PROPOSAL:

Add a second story onto house above garage and
other modifications per attached plans

DATE OF REVIEW: August 17, 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 proposed Addition (1st story and two-story addition)
are within the sideyard setbacks. The property is in RAA zone
Per Section 3-5-11 the minimum sideyard setbacks for Zone is RAA
is 35 feet. The proposed addition is 27.4 feet.

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.

NOTE: Applicant has shown the proposed addition on plot plan which doesn't have surveyor's details.