



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 6/10/26

- 1) Applicant 238 Mimosa Circle LLC
Address 57 Charter Ridge Dr, Sandy Hook, CT, 06482-1573
- 2) Premises Located at: 238 Mimosa Circle, Ridgefield, CT 06877
Closest cross street or nearest intersecting road: Mimosa Lane
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: 238 Mimosa Circle LLC
- 4) Tax Assessor Map No: EIO-0038
- 5) Zone in which property is located RAA Area of Lot (acres) 1.03
- 6) Dimensions of Lot: Frontage 304.55' Average Depth 140'
- 7) If this is residential property: single family Yes 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? Prior application withdrawn.
If so, give dates and/or variance numbers: _____
- 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: Plans and memorandum forthcoming.

Signature of Owner _____
 Or Signature of Agent *William J. Ryan*
 Mailing Address 44 Old Ridgebury Rd. #320 Danbury CT 06810 Phone No. 203-718-3518
 E-Mail Address wjryan@danburyplanning.com

ADDRESS OF PROPERTY: 238 Mimosa Cir.,
Ridgefield, CT 06877 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*				
Side N/S/E/W*				
Side N/S/E/W*	35 ft	27.1 ft	27.1 ft.	12.9 ft
Rear N/S/E/W*				

* circle the direction that applies.

FAR

Lot size in square feet:	44,621
Permitted FAR in sq. ft. (see reverse side)	5,914
Existing FAR in sq. ft.:	2,654
FAR of proposed addition in sq. ft.	364
Total Proposed FAR (line 3 + line 4)	3,018

COVERAGE

Lot size in square feet:	44,621
Permitted coverage in sq. ft. (see reverse side)	3,493
Existing coverage in sq. ft.	1,717
Coverage of proposed addition in sq. ft.:	0
Total Proposed Lot Coverage (lines 3 + line 4)	1,717

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: 238 Mimosa Circle LLC

PROPERTY ADDRESS: 238 Mimosa Circle

ZONING DISTRICT: RAA

PROPOSAL:

DATE OF REVIEW: June 08, 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 construction of second floor will require a vertical variance for setbacks.
The Deck was built without zoning permit which per
Section 3-5-4 has to meet setbacks


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.