



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

26-012

APPLICATION FOR VARIANCE

Date 5/20/26

1) Applicant Nejame and sons c/o Samantha Brant
Address 91 South Street, Danbury

2) Premises Located at: 6 PITCH Drive, Ridgefield
Closest cross street or nearest intersecting road: Haviland Rd

3) Interest in Property:
owner _____ contract purchaser _____ lessee _____ agent POOL contractor
Owner of Record: Bennett + Annmarie Covino

4) Tax Assessor Map No: F11-0096

5) Zone in which property is located RAA Area of Lot (acres) 1.020

6) Dimensions of Lot: Frontage 506.34 Average Depth _____

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: Requesting a variance for a side setback where 35' is required but 13' is proposed

Signature of Owner _____
Or Signature of Agent Samantha Brant (Nejame + sons)

Mailing Address 91 South St, Danbury Phone No. 203 743 4603

E-Mail Address sbo@mypoolscool.com

ADDRESS OF PROPERTY: 6 Ritch 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*				
Side N/S/ <u>E</u> /W*	35'	35'	13'	22'
Side N/S/E/W*				
Rear N/S/E/W*				

* circle the direction that applies.

FAR

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

N/A

COVERAGE

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

N/A

see next page

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: Nejame and sons c/o Samantha
PROPERTY ADDRESS: 6 Pitch Drive, Ridgefield Brant

ZONING DISTRICT: R-AA

PROPOSAL:
Installation of a 14x35 16 pool where a
side setback of 35' is required and 13'
is proposed.

DATE OF REVIEW: May 28, 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 6 Pitch Drive is in RAA zone. Per Sec 3.5.H
the setbacks for RAA zone is 35 feet for side, rear and front.
Applicant is proposing a location of pool in the side yard setbacks

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.