



**ZONING DATA - RAA (SEC. 3.5)**

GENERAL USE REGULATIONS	PERMITTED	EXISTING	PROPOSED
a. MINIMUM LOT AREA	87,120 Sq.Ft./44.410 Acres	87,120 Sq.Ft./44.410 Acres	144,410 Sq.Ft./2.0 Acres
b. MINIMUM LOT FRONTAGE	200'	506.34'	506.34'
c. MINIMUM FRONT YARD	35.0'	45.3'±	45.3'±
d. MINIMUM SIDE YARD	35.0'	35.6'±	35.6'±
e. MINIMUM REAR YARD	35.0'	N/A	N/A
f. MAXIMUM HEIGHT (2.5 stories)	35.0'	26'±	26'±
g. MAXIMUM LOT COVERAGE	3,483 Sq.Ft. * 2,783± Sq.Ft./2,783± Sq.Ft.	5,901 Sq.Ft. ** 5,353± Sq.Ft./5,353± Sq.Ft.	5,901 Sq.Ft. ** 5,353± Sq.Ft./5,353± Sq.Ft.
h. MAXIMUM FLOOR AREA	4,826 Sq.Ft. *** 1,168± Sq.Ft./1,914± Sq.Ft.		
i. IMPERVIOUS COVERAGE THRESHOLD			

\* 3,440 SF + 0.05(44,410 SF - 43,560 SF) = 3,483 SF (SEC. 3.5-F)  
 \*\* 5,850 SF + 0.06(44,410 SF - 43,560 SF) = 5,901 SF (SEC. 3.5-C)  
 \*\*\* 4,650 SF + 0.04(44,410 SF - 40,000 SF) = 4,826 SF (SEC. 7.15)

**\*VARIANCE NOTES: RAA ZONE**  
 VARIANCE REQUIRED TO SECTION 3.5.H OF THE RIDGEFIELD ZONING REGULATIONS:  
 MINIMUM SIDE YARD SETBACK FROM 35' TO 13.0' FOR PROPOSED POOL.

TOIT  
 NOW OR FORMERLY  
 MICHAEL T. VALLUZZO  
 AND  
 JENNIFER J. VALLUZZO  
 VOL. 1047 PG. 179 OF THE R.L.R.  
 MAP NOS. 1465 & 6252

**OWNERSHIP NOTES:**

1. OWNER OF RECORD: ANNE-MARIE CLIFFORD AND BENNETT COVINO - VOL. 1169 PG. 20 OF THE R.L.R.

**SURVEY NOTES:**

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. MONUMENTATION FOUND OR SET DEPICTED HEREON.
3. REFERENCE MADE TO MAP NOS. 115, 1465, 1943 AND 6252 OF THE RIDGEFIELD LAND RECORDS.
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD AND MAPPING LOCATIONS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST WITHIN THE AREA DEPICTED, THE EXISTENCE OF WHICH ARE UNKNOWN TO SYDNEY A. RAPP LAND SURVEYING, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 811 or 1-800-922-4455.
5. SUBJECT TO EASEMENTS, COVENANTS, ETC. OF RECORD, IF ANY.
6. REFERENCE MADE TO MAP ENTITLED "ZONING LOCATION SURVEY MAP PREPARED FOR OLEKSANDRA ROMANSHYN AND VOLODYMYR ROMANSHYN, 6 RITCH DRIVE", DATED OCTOBER 12, 2013, BY KRISTOFFERSEN LAND SURVEYING, LLC.
7. THE INTENT OF THIS SURVEY IS TO DEPICT THE PROPOSED POOL AS PROVIDED BY OWNER FOR VARIANCE APPLICATION AND PERMITTING PURPOSES.
8. REVISION OF APRIL 29, 2026 MADE TO DEPICT CONFIGURATION OF THE PROPOSED POOL AND APURTENANCES. NO FIELD INSPECTION OF PREMISES CONDUCTED FOR APRIL 29, 2026 MAPPING.

**\* IMPORTANT \***  
 Location of underground utilities depicted hereon are approximate, and warrant not guaranties of location made prior to any construction or excavation contact.  
 CALL BEFORE YOU DIG 811 or 1(800)922-4455

**EXISTING/PROPOSED**

**IMPROVEMENT LOCATION SURVEY**

PREPARED FOR  
**ANNE-MARIE COVINO and BENNETT COVINO**  
 DEPICTING PROPERTY SITUATED AT  
 6 RITCH DRIVE  
 RIDGEFIELD, CONNECTICUT  
 TAX ASSESSOR LOT ~ F111096



SCALE: 1"=30'	ZONE: RAA	TO MY KNOWLEDGE AND BELIEF
AREA: 1.020 Acres	DATE: OCT. 9, 2025	THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
DRAWING NAME: 25276.DWG	REVISED APRIL 29, 2026	
Sydney A. Rapp Land Surveying, P.C.		
138 Grand Street, Berlin, Connecticut 06031		
35 Danbury Road, New Milford, Connecticut 06076		
email: maps@rapplandsurveying.com - Phone: (203) 744-9261		
		ZACHARY S. RAPP, PLS. LICENSE NO. 70420
		NOT VALID WITHOUT SIGNATURE AND EMPLOYED SEAL