



## 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 1/14/2026

- 1) Applicant Matthew Fishman  
Address [REDACTED]
- 2) Premises Located at: 194 High Ridge Ave Ridgefield, CT 06877  
Closest cross street or nearest intersecting road: Abbott Ave
- 3) Interest in Property:  
owner Owner contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: Matthew Fishman
- 4) Tax Assessor Map No: E15-0220
- 5) Zone in which property is located R7.5 Area of Lot (acres) 0.3
- 6) Dimensions of Lot: Frontage 63' & 60' Average Depth 150
- 7) If this is residential property: single family \_\_\_\_\_ multi-family multi
- 8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ No 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? Yes  
If so, give dates and/or variance numbers: \_\_\_\_\_  
#81-74 for 2-family home on 10/5/1981 and #87-59 for unit above garage on 6/29/1987
- 11) Is this property subject to any wetlands, conservation or preservation restriction? No
- 12) Do you give Board members permission to visit the property? No
- 13) Describe variance being requested: Add a third dwelling unit. Variance #87-59 permits the construction of a third unit above the detached garage. Instead of building above the garage, I am seeking a variance to convert the detached garage into a 700 SF dwelling. If this variance is granted, there will not be a 2nd floor added to the detached garage because the third unit will be on the first floor. This is a less intrusive way of addressing hardships from Variance #87-59.

Signature of Owner Matthew Fishman  
Or Signature of Agent \_\_\_\_\_

Mailing Address [REDACTED] Phone No. [REDACTED]  
E-Mail Address [REDACTED]

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Matthew Fishman

PROPERTY ADDRESS: 194 High Ridge Ave  
Ridgefield CT - 06877

ZONING DISTRICT: R 7-5

PROPOSAL:

Convert garage to dwelling Unit  
Prior Variance # 87-59 permits constructing mid dwelling  
unit above existing detach garage. The proposed scope is to convert  
garage to ADU.

DATE OF REVIEW: \_\_\_\_\_

ZEO COMMENTS:

Please note that based on the information provided by the applicant, this proposal would fail to meet the following zoning requirements.\*\*

Per Sec 3.3.B.2.b - and 3.3.B.2.d - ADU  
Applicant is seeking to make an ADU on multifamily property and  
not have owner occupy ADU or principal dwelling.  
Prior Variance from 87-59

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.

\* → 87-59 variance was granted to construct ~~garage~~ dwelling over existing garage. The proposed application will reduce nonconformity by converting single story garage to dwelling and no second floor construction

\* Board can condition if approved is granted for both the Sections to abandon the 87-59 Variance