



# 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

- 1) Applicant **KAKE, LLC** Date: <sup>13</sup>May 6, 2024
- 2) Address **162 Danbury Road, Ridgefield, CT**
- 3) Premises Located at: **162 Danbury Road, Ridgefield, CT**  
Closest cross street or nearest intersecting road: **Farmingville Road or Fox Hill Condominium Driveway**
- 4) Interest in Property:  
owner **X** contract purchaser \_\_\_\_\_ lessee \_\_\_\_\_ agent \_\_\_\_\_  
Owner of Record: \_\_\_\_\_
- 5) Tax Assessor Map No: **E13-0177**
- 6) Zone in which property is located **B-3** Area of Lot (acres) **0.83+/- ac.**
- 6) Dimensions of Lot: Frontage **181 +/- ft.** Average Depth **198 +/- ft.**
- 7) If this is residential property: single family
- 8) Does this proposal involve the demolition of an existing building? Yes \_\_\_\_\_ No **X**
- 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 petitions been filed on this property? YES        If  
so, give dates and/or variance numbers: 68-010 and 90-006
- 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: **Applicant is seeking a density variance under Sec. 5.4.D.4. to allow it to convert existing offices to a total of four (4) residential units on the top floor of this building. Permitted density is 2.2 units/ per acre.**

Signature of Owner \_\_\_\_\_  
Or Signature of Agent \_\_\_\_\_

**Robert R. Jewell**

Mailing Address \_\_\_\_\_  
E-Mail Address (optional) \_\_\_\_\_

**DONNELLY, MCNAMARA & GUSTAFSON**  
**150 DANBURY ROAD**  
**PO BOX 2006**  
**RIDGEFIELD, CT 06877**

Phone No. **203 438 6534**

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: KAKE, LLC

PROPERTY ADDRESS: 162 DANBURY ROAD

ZONING DISTRICT: B-3

PROPOSAL: APPLICANT IS SEEKING A VARIANCE OF PERMITTED DENSITY UNDER SECTION 5.4.D.4. TO ALLOW IT TO CONVERT EXISTING OFFICE SPACE ON THE TOP FLOOR OF THE BUILDING TO FOUR (4) DWELLING UNITS, WHICH IS MORE THAN THE 2.2 UNITS/ ACRE PERMITTED UNDER THE REGULATIONS.

DATE OF REVIEW: May 13, 2024

ZEO COMMENTS:

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

Section 5.4.D.4.c allows for 2.2 units/acre. The applicant is proposing 4 units. They are located above the first floor



Zoning Enforcement Officer

**\*\*NOTE:**

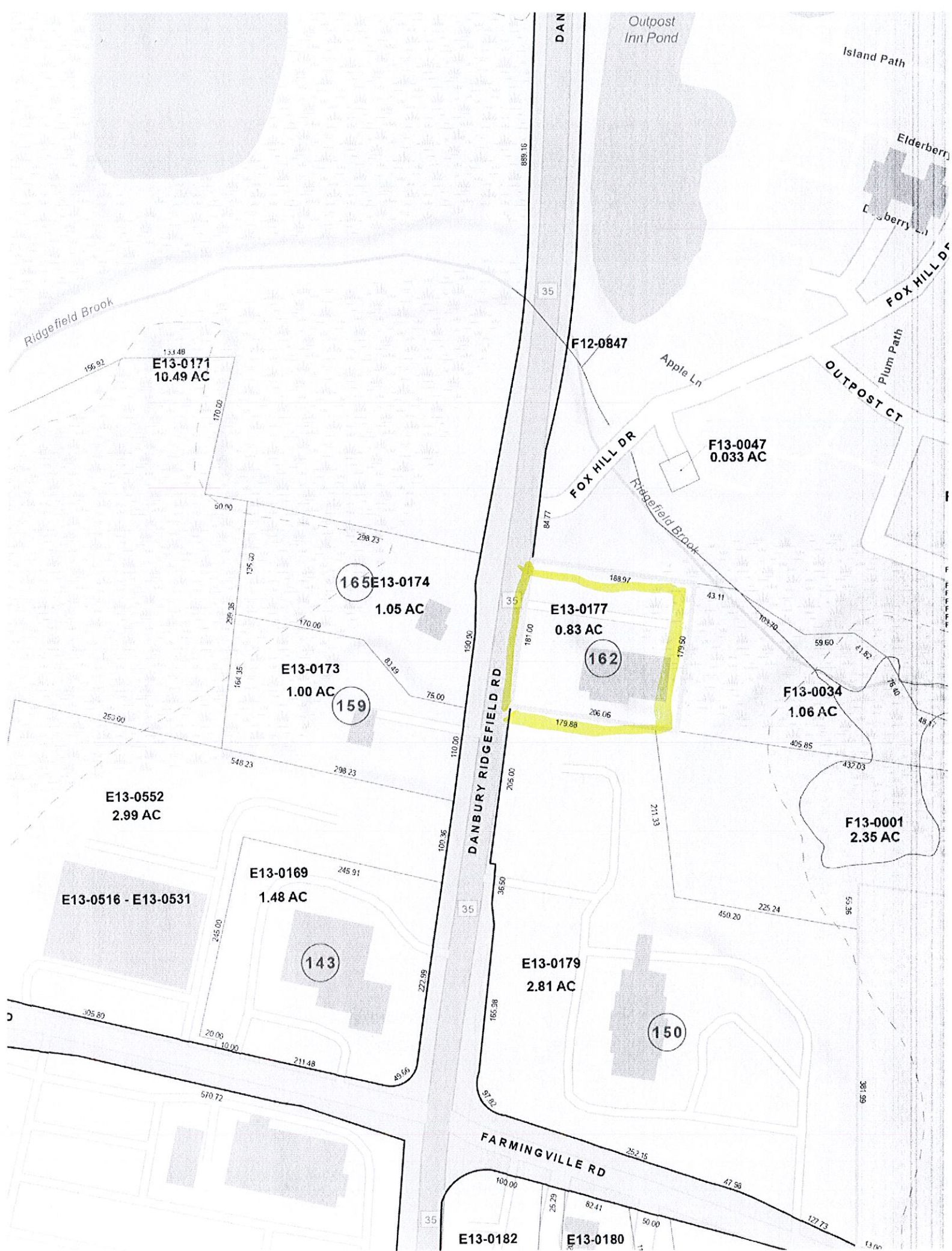
*The information on this form is to guide the variance applicant and the Zoning Board of Appeals regarding a variance application and is based upon representations made by the applicant.*

*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 petitioner/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.*





**E13-0171**  
10.49 AC

**E13-0174**  
1.05 AC

**E13-0173**  
1.00 AC

**E13-0552**  
2.99 AC

**E13-0516 - E13-0531**

**E13-0169**  
1.48 AC

**E13-0179**  
2.81 AC

**E13-0177**  
0.83 AC

**F13-0047**  
0.033 AC

**F13-0034**  
1.06 AC

**F13-0001**  
2.35 AC

**E13-0182**

**E13-0180**