

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 June 27, 2024

1) Applicant ANB ENTERPRISES LLC

Address 127 Main Street, Ridgefield, Connecticut 06877

2) Premises Located at: 680 Danbury Road, Ridgefield, CT

Closest cross street or nearest intersecting road: Laurel Lane

3) Interest in Property:

owner ☒ contract purchaser _____ lessee _____ agent _____

Owner of Record: _____

4) Tax Assessor Map No: G08-0011

5) Zone in which property is located B-2 Area of Lot (acres) 0.387 +/- acres

6) Dimensions of Lot: Frontage 160 +/- ft. Average Depth 110 +/- ft.

7) If this is residential property: single family _____ multi-family _____

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 petitions 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: Applicant is seeking a variance to install two (2) lighted "wall signs" on the existing building above the roof line of the building, requiring variances of Sections 7.2.f.4. and 7.2.g.4. The second wall sign will require a special permit approval, but it is permitted under Section 7.2.E.3.

Signature of Owner _____

Or Signature of Agent _____

Mailing Address books.jeeve@daylan.com

Phone No. 203 438 6534

E-Mail Address (optional) _____

DONNELLY, MCNAMARA & GUSTAFSON
150 DANBURY ROAD
RIDGEFIELD, CT 06877

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: ANB ENTERPRISES LLC _____

PROPERTY ADDRESS: 68- Danbury Road _____

ZONING DISTRICT: B-2 _____

PROPOSAL:

Installation to two (2) wall signs above on the roof/ above the roof line of the building on the

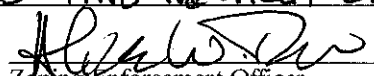
Premises (Section 7.2.F.4). Light source will not be shielded (Section 7.2.G.4).

DATE OF REVIEW: 6/27/24

ZEO COMMENTS:

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

Application is just for signs & lighting. As per Section 7.2.F.4, no sign shall be affixed to the roof of any building. Section 7.2.G., light sources shall be so located to preclude light trespass into the street or any adjoining property.


Zoning Enforcement Officer
ALICE W. DEW

****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.