



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

24-036

APPLICATION FOR VARIANCE

Date _____

Applicant ANGELA KAUFMAN

Address 73 NOD ROAD, RIDGEFIELD, CT 06877

2) Premises Located at: NOD ROAD & Rt 102
Closest cross street or nearest intersecting road: _____

3) Interest in Property:
owner ☒ contract purchaser _____ lessee _____ agent _____
Owner of Record: ANGELA KAUFMAN

4) Tax Assessor Map No: 619-0023

5) Zone in which property is located RAA Area of Lot (acres) 2 acres

6) Dimensions of Lot: Frontage _____ 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: I want to convert an existing studio space into an ADU. At total of 1039.20 square feet requested

Signature of Owner Angela Kaufman
Or Signature of Agent _____

Mailing Address 73 Nod Road Phone No. 203 856 1588

E-Mail Address ANGELA M KAUFMAN@yahoo.com

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: ANGELA KAUFMAN

PROPERTY ADDRESS: 73 NOD ROAD,
RIDGEFIELD, CT 06877

ZONING DISTRICT: RAA

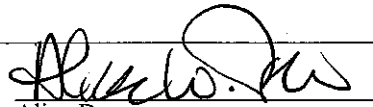
PROPOSAL:
Proposing to convert a studio space into an
ADU (Accessory Dwelling Unit) for a total of
1,039.2 sq.ft.

DATE OF REVIEW: 12/2/2024

ZEO COMMENTS:

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

As per Section 3.3.B.2, an ADU shall not
exceed 900 sq.ft. if main dwelling is 2,999 sq.ft.
or under.


Alice Dew
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.