



**ZONING BOARD OF APPEALS
TOWN OF RIDGEFIELD, CT**

AGENDA

June 3, 2024

7:00 PM

Town Hall Annex, 66 Prospect Street

Zoning Board of Appeals meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility.

NEW APPLICATIONS:

#24-021	William and Sarah Bernhardt 116 Oscalenta Road
#24-022	KAKE, LLC 162 Danbury Road
#24-023	Neil Casey, agent for Jonathan and Mary Beth Webb 6 Island Hill Avenue
#24-024	Nicholas Ktorides and Paula Perez 1 Peaceable Hill Road

ADMINISTRATIVE:

Board approval of May 13 meeting minutes.

LEGAL ADVERTISEMENT:

Application 24-021 – William and Sarah Bernhardt

For a variance of Section 3.5.H., setbacks, to allow a garage structure within the minimum yard setback; for property in the RAAA zone located at 116 Oscaleta Road.

Application 24-022 – KAKE, LLC

For a variance of Section 5.4.D.4.c, uses requiring special permit, to allow 4 dwelling units exceeding the maximum total units allowed; for property in the B-3 zone located at 162 Danbury Road.

Application 24-023 – Neil Casey, agent for Jonathan and Mary Beth Webb

For a variance of Section 3.5.H., setbacks, to allow construction of a garage with a deck above within the minimum yard setbacks; for property in the R20 zone located at 6 Island Hill Avenue.

Application 24-024 – Nicholas Ktorides & Paula Alonso Perez

For a variance of Section 3.5.H., setbacks, to allow an addition to an existing home and a carport addition within the minimum yard setbacks; for property in the RAAA zone located at 1 Peaceable Hill Road.

Anyone requiring special accommodations due to disability is asked to contact the ZBA office at 203-431-2786 at least 48 hours prior to the meeting.

KELLY RYAN
ADMINISTRATOR