



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 3/31/23

- 1) Applicant Charles W Moschos  
Address 40 Kingswood Pl. Ridgefield, CT 06877
- 2) Premises Located at: 346 Ethan Allen Hwy Ridgefield, CT  
Closest cross street or nearest intersecting road: Florida Hill Rd.
- 3) Interest in Property: owner \_\_\_\_\_ contract purchaser \_\_\_\_\_ lessee  agent \_\_\_\_\_  
Owner of Record: Geoff Schur
- 4) Tax Assessor Map No: H140041
- 5) Zone in which property is located RAA Area of Lot (acres) 3.5
- 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? \_\_\_\_\_  
Is property within 500 feet of New York State? \_\_\_\_\_
- 10) Have any previous application been filed on this property? Yes  
If so, give dates and/or variance numbers: 69-048, 71-075, 91-073  
92-093, 93-062
- 11) Is this property subject to any wetlands, conservation or preservation restriction? \_\_\_\_\_
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: I am requesting permission to sell coffee and premade goods in conjunction with my vintage shop on the property.

Signature of Owner \_\_\_\_\_  
Or Signature of Agent [Signature]

Mailing Address 40 Kingswood Pl Ridgefield CT Phone No. 305-915-3010  
E-Mail Address Cmoschos@gmail.com

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

**REVIEW BY THE ZONING ENFORCEMENT OFFICER**

VARIANCE APPLICANT: Charles Moschos

PROPERTY ADDRESS: 346 Ethan Allen Highway

ZONING DISTRICT: RAA

PROPOSAL:  
To sell coffee and premade food items at the existing vintage shop at 346 Ethan Allen Highway

DATE OF REVIEW: March 31, 2023

ZEO COMMENTS:

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

As is stated on Oct. 21, 1991 approval # 91-073 for 346 Ethan Allen Highway, the property has been non-conforming and any further use or change of use would be approved by variance. This is an RAA zone. It is not permitted under Section 3.

Alice Dew

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 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.*

