



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

SPECIAL MEETING AGENDA

September 16, 2024

7:00 PM

Town Hall Annex, 66 Prospect Street
Board of Selectmen Conference Room

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.

CONTINUED APPLICATION:

#24-025

ANB Enterprises LLC - **WITHDRAWN**
680 Danbury Road

NEW APPLICATIONS:

#24-028

Steven Bronfield
5 Palmer Court

#24-029

YKM120 Ivy LLC
120 Ivy Hill Road

ADMINISTRATIVE:

Board approval of July 15 meeting minutes.

LEGAL ADVERTISEMENT:

Application 24-025 – ANB Enterprises LLC

Continued from the July 15 meeting; 680 Danbury Road.

Application 24-028 – Steven Bronfield

For a variance of Section 4.1.D.6., conventional PRD setbacks, to allow an in-ground pool to be installed within the required setback; for property in the RAA zone located at 5 Palmer Court.

Application 24-029 – YKM120 Ivy LLC

For a variance of Section 3.5.H., setbacks, to allow reconstruction of a legally nonconforming house on the existing foundation within the minimum yard setback; for property in the RAA zone located at 120 Ivy 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