



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 May 11, 2026

- 1) Applicant TRIPLE L LLC
Address 20 West Lane, Ridgefield, CT 06877
- 2) Premises Located at: 20 West Lane, Ridgefield, CT
Closest cross street or nearest intersecting road: Main Street or Parley Lane
- 3) Interest in Property:
owner contract purchaser _____ lessee _____ agent _____
Owner of Record: _____
- 4) Tax Assessor Map No: E16-0060
- 5) Zone in which property is located RA Area of Lot (acres) 1.933 +/- acres
- 6) Dimensions of Lot: Frontage 165.27 ft. Average Depth 400 +/- ft.
- 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 petitions been filed on this property? Yes
If so, give dates and/or variance numbers: 48-002; 49-013; 51-007; 55-005; 59-003; 71-001; 84-039; 93-032; 10-020
- 11) Is this property subject to any wetlands, conservation or preservation restriction? Property is in Historic District and is subject to Historic District Commission jurisdiction
- 12) Do you give Board members permission to visit the property? Yes
- 13) Describe variance being requested: _____
Applicant is seeking approval to modify the outdoor seating area approved by the ZBA as part of the variance approval for application 93-032.

Signature of Owner _____
 Or Signature of Agent Donnelly, McNamara, Gustafson, Jewell & Schneider
 by [Signature] Robert R. Jewell, Esq.
 Mailing Address _____ Phone No. _____
 E-Mail Address (optional) 150 Danbury Road Suite 101, Ridgefield, CT 06877

Tel. 203.438.6534/ e-mail: bob.jewell@dmglaw.com

ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

REVIEW BY THE ZONING ENFORCEMENT OFFICER

VARIANCE APPLICANT: _____

PROPERTY ADDRESS: 20 West Lane

ZONING DISTRICT: RA

PROPOSAL:
Modify outdoor seating area.

DATE OF REVIEW: May 12, 2026

ZEO COMMENTS:

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

The variance ^{was} granted in 1993 for the non conforming use of restaurant in Residential zone RA.
Applicant wants to convert existing lawn to patio. Board should mention in condition that the outdoor seating capacity shall remain same as per section 8-8 - Outdoor Seating.

Aarti Paranjape
Aarti Paranjape
Zoning Enforcement Officer, Director

****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.