

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 First Tribeca Connecticut LLC d/b/a Tribeca Community School, Ridgefield
Address 27 N. Moore St. Unit S1, New York, NY 10013
- 2) Premises Located at: 66 Grove Street Unit 1
Closest cross street or nearest intersecting road: Old Quarry Road
- 3) Interest in Property:
owner _____ contract purchaser _____ lessee X agent _____
Owner of Record: RWTR 66 Grove, LLC; Lydia Li Props, LLC; Kris Eng Props LLC
- 4) Tax Assessor Map No: E14-0790
- 5) Zone in which property is located B-2 Area of Lot (acres) 1.80 +/- acres
- 6) Dimensions of Lot: Frontage *295.97 ft. Average Depth Property has frontage
* and 293.22 ft. on 2 streets (same as frontage)
- 7) If this is residential property: single family _____ multi-family _____
- 8) Does this proposal involve the demolition of an existing building? Yes _____ No X
- 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: 52-023; 02-057; and 05-009
- 11) Is this property subject to any wetlands, conservation or preservation restriction? IWB
- 12) Do you give Board members permission to visit the property? YES
- 13) Describe variance being requested: Applicant is seeking approval to
construct and maintain a freestanding sign at its only vehicular entrance
which is on Old Quarry Road. This would be the second free-standing
sign as there is an existing sign on the corner of Grove St. and Old Quarry Rd.

Signature of Owner _____

Or Signature of Agent Donnelly, McNamara, Gustafson, Jewell & Schneider

Mailing Address _____ by Robert R. Jewell, Esq.

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: 66 Grove St Unit 1

ZONING DISTRICT: B-2

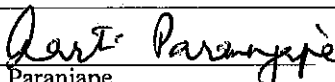
PROPOSAL:
One additional free standing sign.

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.**

As Per Section 7-2-E-3 - One free standing sign per premise is allowed. Applicant is seeking one additional free standing sign on the premise.


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.