



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

MEETING AGENDA

August 31, 2026

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:

#26-014	Peter and Marianne Coffin 71 West Lane
#26-015	Bryan Leibowitz 28 Nod Road
#26-016	T&A Property Ventures LLC 8 Rustic Road
#26-017	Garian Building and Remodeling Inc., agent for First Lien Capital LLC 20 Flat Rock Drive

ADMINISTRATIVE:

- Board approval of July 6 meeting minutes

LEGAL ADVERTISEMENTS:

Application 26-014 – Peter and Marianne Coffin; For variances of 3.5.F., lot coverage and 3.5.H., setbacks, to allow an addition to a home within the property setback and over the allowable lot coverage; for property in the RA zone located at 71 West Lane.

Application 26-015 – Bryan Leibowitz; For a variance of Section 3.5.H., setbacks, to allow a 2-story addition to a single-family house within the minimum yard setback; for property in the RAA zone located at 28 Nod Road.

Application 26-016 – T&A Property Ventures LLC; For a variance of 3.5.H., setbacks, to allow an addition to a single-family home to remain within the minimum yard setbacks; for property in the RA zone located at 8 Rustic Road.

Application 25-017 – Garian Building and Remodeling Inc., agent for First Lien Capital LLC; For a variance of Section 3.5.H., setbacks, to allow a 2nd story addition above an existing garage within the minimum yard setback; for property in the RAA zone located at 20 Flat Rock 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