

16-21

APPLICATION OR APEAL#: _____

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es) Variance _____ Appeal of Cease & Desist _____

1) Applicant: Victor Valdovinos
Mailing Address: 4 Erie Rd New Fairfield CT, 06812
Phone#: (914) 494-1520
Email: Victorval27@gmail.com

2) Premises located at: 4 Erie Rd on the (N S E **W**) side of the street
at approx. 200' feet (N S E **W**) from Calverton Dr (nearest intersecting road).

3) Property Owner Name: Victor and Lisette Valdovinos
Interest in Property: OWNER CONTRACT PURCHASER _____ LEASEE _____ AGENT _____

4) Tax Assessor Map No.: 35 Block No.: 22 Lot No.: 3

5) Zone in which property is located: R44 Area of Lot: 20,000 + sq

6) Dimensions of Lot: Frontage: 100 x 200 Average Depth: _____

7) Do you have any Right of Ways or Easements on the property? n/a

8) Is the property within 500 feet of Danbury, Sherman or New York State? No

9) Have any previous applications been filed with ZBA on this property? No

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: Side deck extension

Hardship: Pre-existing non conformant, shallow corner lot.

11) Date of Zoning Commission Denial: n/a

12) Variance(s) Requested: USE DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 63ft / 58ft Rear to: n/a
Side to: 20.3 ft / 8.3ft Side to: n/a

13) Use to be made of property if variance is granted: Deck

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: _____

SIGNATURE OF OWNER OR AGENT: Victor Valdovinos DATE: 3/18/21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: March 23, 2021

PROPERTY OWNER: Victor & Lisette Valdovinos

PROPERTY ADDRESS: 4 Erie Road

APPLICANT/AGENT: Victor Valdovinos

MAILING ADDRESS: 4 Erie Road

ZONING DISTRICT: R-44 MAP: 35 BLOCK: 22 LOT: 3

Please be advised that the owner would like to propose (SEE ATTACHED APPLICATION...Proposal for which variance is requested).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.2.5-Minimum Lot Area and Frontage (A)

3.2.6-Minimum Building & Structure Setbacks (B)

3.2.11—Minimum Lot Dimensions

7.1.1.2-Improved Lots Not in a Validated or Approved Subdivision

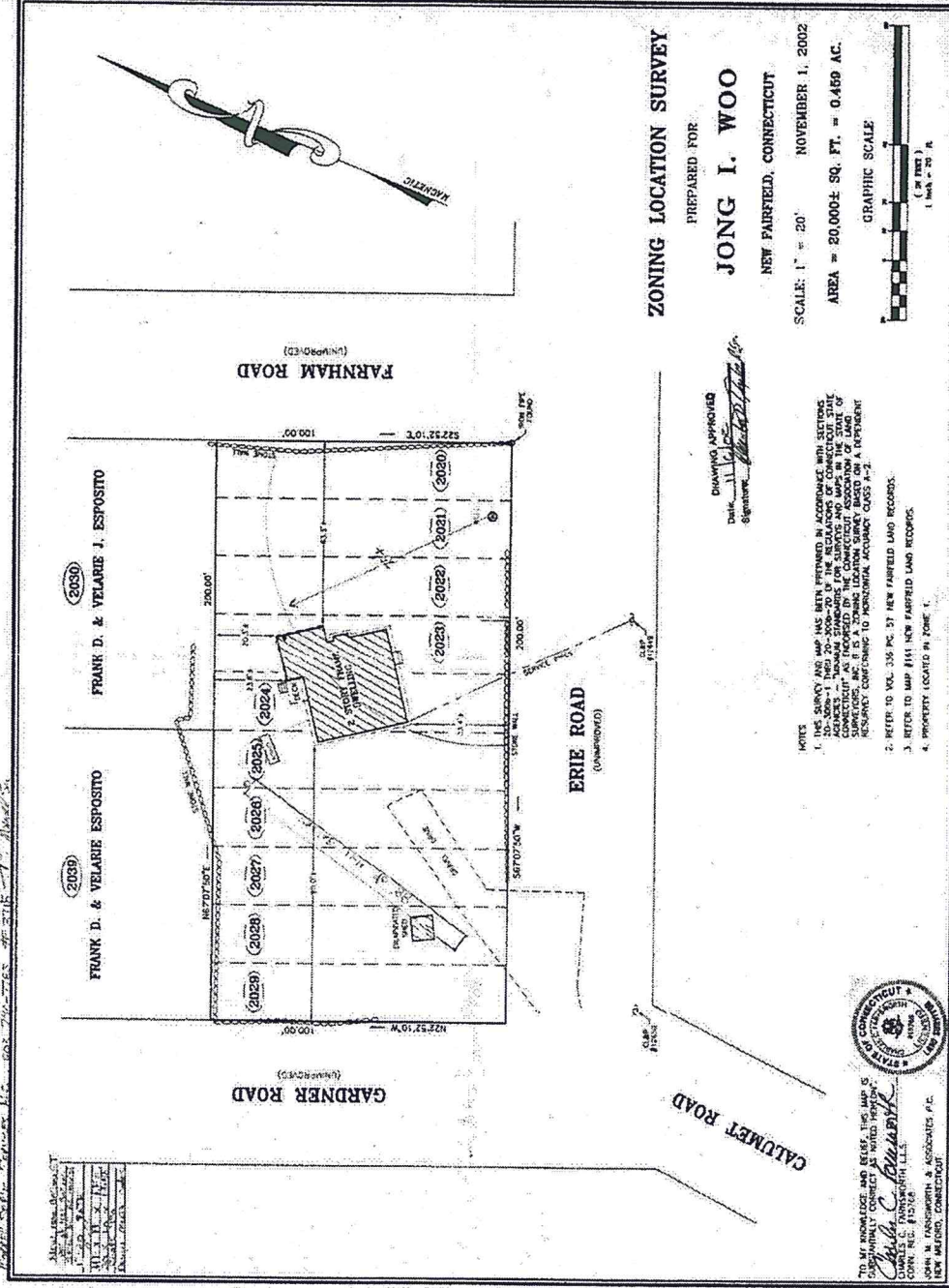
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building or Structures (A+B)

THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.

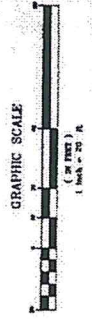
Evan White, Zoning Enforcement Officer
Town of New Fairfield



Map	20238	20239	20240	20241	20242	20243	20244	20245	20246	20247	20248	20249	20250
Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Volume	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

ZONING LOCATION SURVEY
 PREPARED FOR
JONG I. WOO
 NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 20'
 NOVEMBER 1, 2002
 AREA = 20,000± SQ. FT. = 0.459 AC.



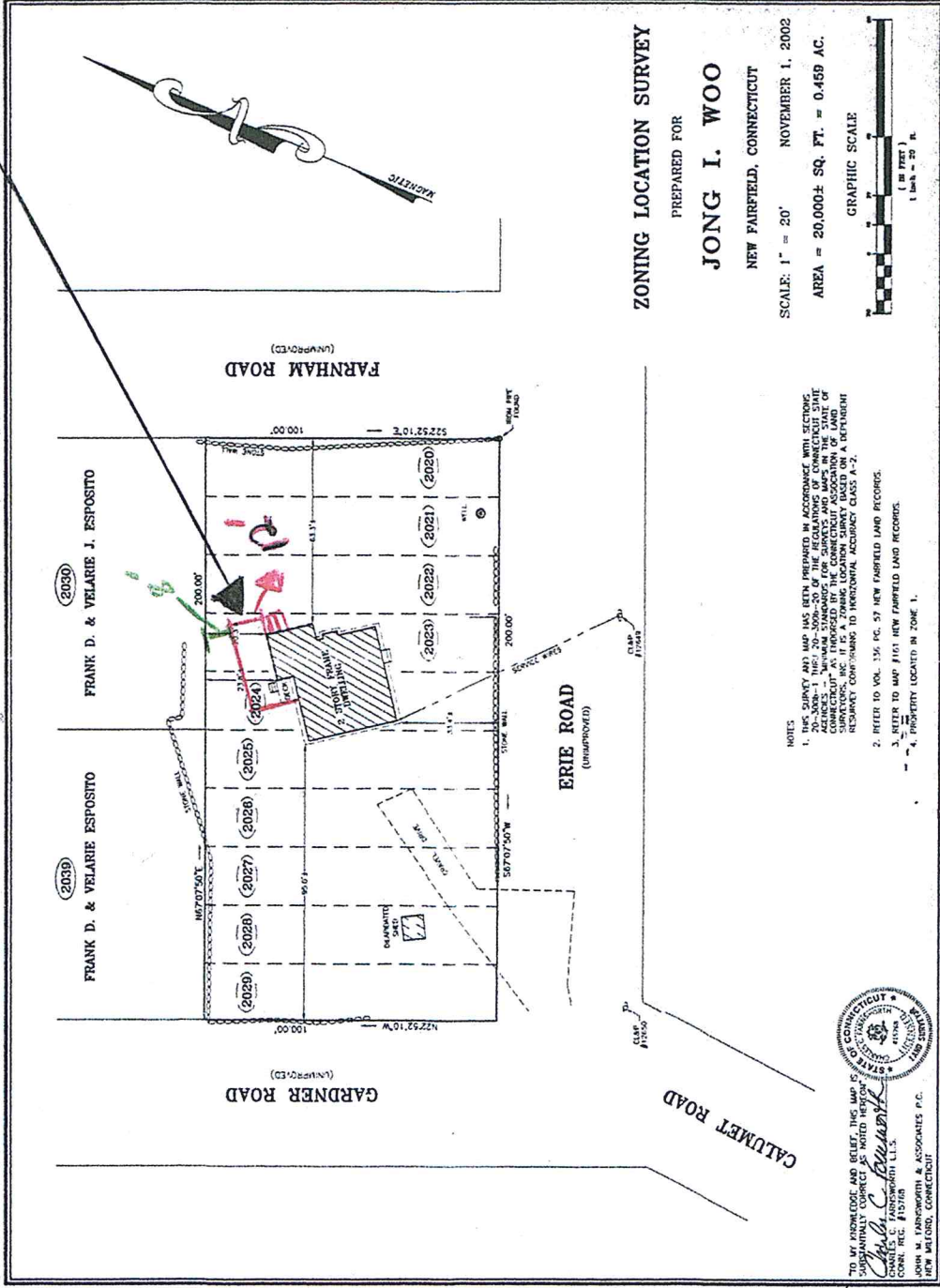
DRAWING APPROVED
 Date: 11/1/02
 Signature: *[Signature]*

- NOTES
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH SECTION 36A-203b-1 AND 36A-203b-2 OF THE CONN. GEN. STAT. AND THE SURVEYING ACTS OF 1920 AND 1921. THE SURVEY WAS CONDUCTED BY JONG I. WOO, A LICENSED SURVEYOR, INC. IT IS A ZONING LOCATION SURVEY BASED ON A PERMIT RESUBMITTAL CONCERNING TO HORIZONTAL ACCURACY CLASS A-2.
 2. REFER TO VOL. 336 PG. 57 NEW FAIRFIELD LAND RECORDS.
 3. REFER TO MAP #141 NEW FAIRFIELD LAND RECORDS.
 4. PROPERTY LOCATED IN ZONE 1.



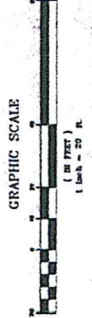
TO MY RECORDS AND BEYOND, THIS MAP IS GUARANTEED TO BE CORRECT AS SHOWN HEREON.
[Signature]
 JONG I. WOO, SURVEYOR
 100 N. FAIRFIELD AVE., SUITE 100
 NEW FAIRFIELD, CONNECTICUT 06470

12'-Deck Extension
 5'-side Stairs
 30'-Long Deck



ZONING LOCATION SURVEY
 PREPARED FOR
JONG I. WOO
 NEW FAIRFIELD, CONNECTICUT

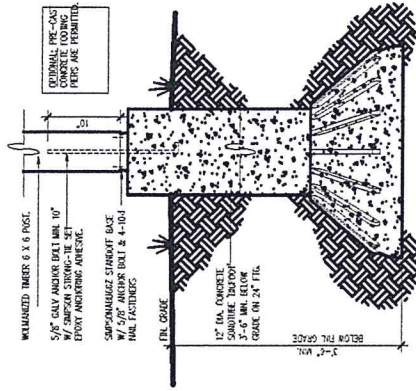
SCALE: 1" = 20'
 NOVEMBER 1, 2002
 AREA = 20,000± SQ. FT. = 0.459 AC.



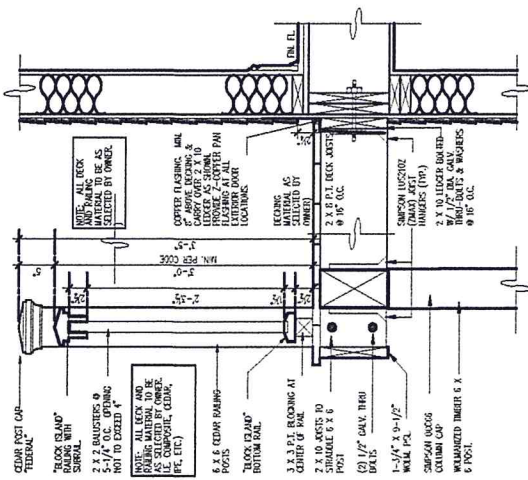
- NOTES
1. SURVEY WAS MADE WITH REFERENCE TO ASSUMED CORNER MARKERS WITH BEARING AND DISTANCE TO BE 200-000± SQ. FT. OF THE RECORDING OF CONNECTICUT DEED RECORDS. MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ARE TO BE OBSERVED. THIS SURVEY IS A ZONING LOCATION SURVEY BASED ON A REFERENCE SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 2. REFER TO VOL. 135, PG. 57 NEW FAIRFIELD LAND RECORDS.
 3. REFER TO MAP #101 NEW FAIRFIELD LAND RECORDS.
 4. PROPERTY LOCATED IN ZONE 1.



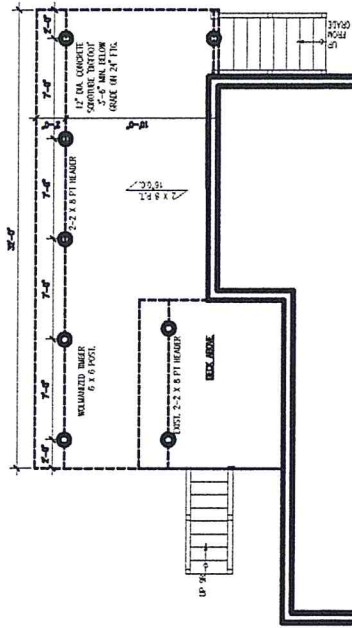
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS AS SHOWN TO ME BY THE CLIENT.
 JOHN M. FARNSWORTH & ASSOCIATES P.C.
 100 N. FAIRFIELD AVE.
 NEW FAIRFIELD, CONNECTICUT



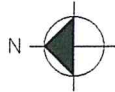
1 SONOTUBE DETAIL
SCALE: 1-1/2" = 1'-0"



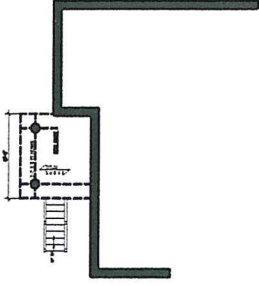
2 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

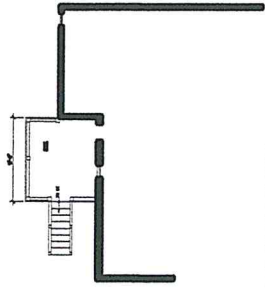
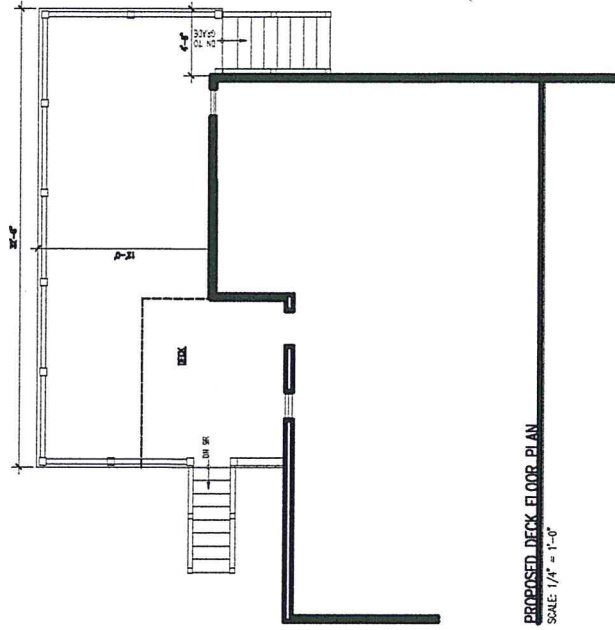


EXISTING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



LAURENCE & ALTELL ARCHITECTS, EXISTING RESIDENCE (C) 4 EBE ROAD, NEW HAVEN, CT 06512	
FOUNDATION PLAN SCALE: 1/4" = 1'-0"	SHEET NO: CVC CHECKED BY: CVC DRAWING NO.: A-1
CAREN CARPENTER ARCHITECT 100 WALL STREET, SUITE 201 NEW HAVEN, CT 06510 PHONE: (203) 462-5210 EMAIL: ccarp@carpenters.com	

PRODUCED BY AN AUTODESK STUDENT VERSION



SOFFIT DETAIL
SCALE: 1/2" = 1'-0"

DATE DATE

DESIGNER: S. ALBERTO ARCHITECTS/INTERIOR DESIGNERS/LLC
4 EBE ROAD, NEW HAVEN, CT 06512

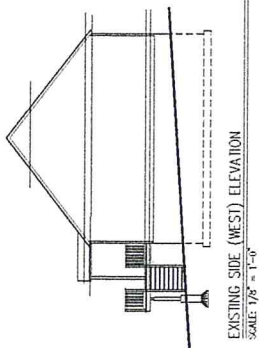
PROJECT NO: 000
CLIENT NO: 000
DRAWING NO: A-2

DECK FLOOR PLAN
S. ALBERTO

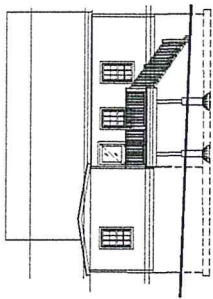


CAREN CARPENTER
ARCHITECT
200 W. MAIN ST., SUITE 100
NEW HAVEN, CT 06510
TEL: 203.766.5310
EMAIL: ccarpenter@salb.com

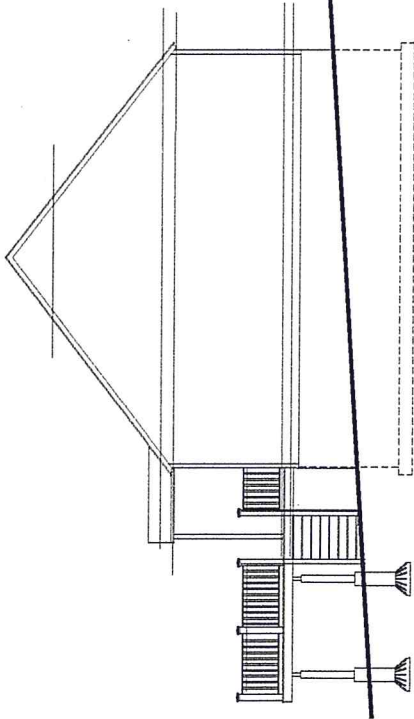
PRODUCED BY AN AUTODESK STUDENT VERSION



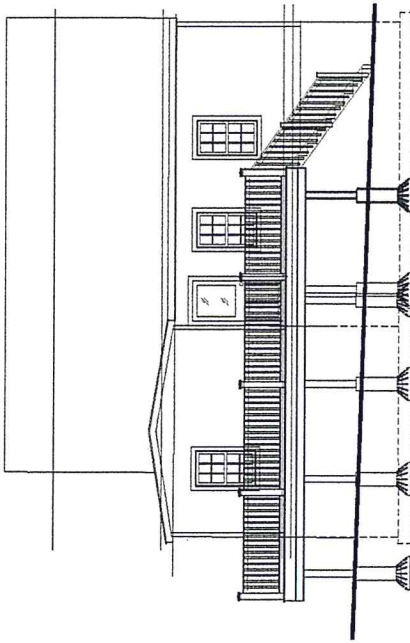
EXISTING SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

DATE PLOTTED:

ADDITIONAL ALTERNATES TO EXISTING ELEVATIONS (if any)

DATE AND TIME OF PLOTTING

EXTERIOR ELEVATIONS

DOOR FINISH

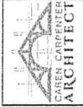
CREATED BY:

DATE PLOTTED:

PROJECT NO.:

SCALE:

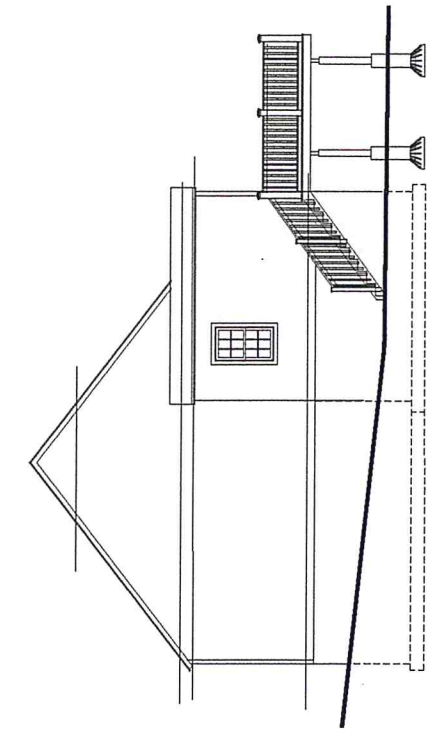
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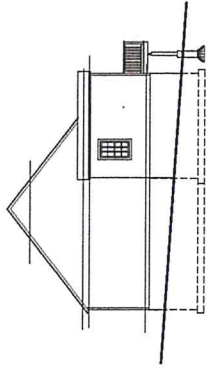
CAREN CARPENTER
ARCHITECT
12345 MAIN ST., NEW HAVEN, CT 06511
TEL: 203.555.1234 FAX: 203.555.5678

A-3

PRODUCED BY AN AUTODESK STUDENT VERSION



PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

FILE NAME:
PLOT SCALE:

PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

DATE DATA	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for MR. AND MRS. VALLOVRING 4 BISH ROAD, NEWFAIRFIELD, CT 06812	OWNER: COO	DRAWN BY: COO CHECKED BY: COO DRAWING NO.
	EXTENSION ELEVATIONS & EXTERIOR FINISHES SCHEDULE SCALE: 1/4" = 1'-0"	CAREN CARPENTER ARCHITECT 10 WELLS RD., NEWFAIRFIELD, CT 06812 TEL: 203.444.8100 EMAIL: ccarpent@comcast.net	
		A-4	

PRODUCED BY AN AUTODESK STUDENT VERSION