

APPLICATION OR APEAL#: 15-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coelho  
Mailing Address: 1 Stonebridge Trail Sandy Hook CT 06482  
Phone#: (203) 998-4748  
Email: JC Contracting1@Charter.net

2) Premises located at: 14 Knollis rd on the (N) S E W side of the street  
at approx. 500 feet (N) S E W from Candlewood Knollis rd (nearest intersecting road).

3) Property Owner Name: Jessica Calozza  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 40 Block No.: 4 Lot No.: 41

5) Zone in which property is located: R-44 Area of Lot: 50' x 106'

6) Dimensions of Lot: Frontage: 50' Average Depth: 106'

7) Do you have any Right of Ways or Easements on the property? NO

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: To Install 2 Dormers approx 8' wide x 8' High in 2nd floor over existing roof NOT TO EXCEED Ridge Height, or over Hangs of Roof.  
Hardship: Non Conforming Lot odd shape Lot.

11) Date of Zoning Commission Denial: March 23, 2021

12) Variance(s) Requested: ( ) USE ( ) DIMENSIONAL

#5

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

Setbacks Requested: Front to: 32' Rear to: 50'  
Side to: 13' Side to: 13'

ZONING BOARD OF APPEALS  
APR 15 2021

13) Use to be made of property if variance is granted: Single family use.

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: JC DATE: 3-14-21

received  
3-15-21

PROPOSAL

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan White, Zoning Enforcement Officer  
**DATE:** March 23, 2021  
**PROPERTY OWNER:** Jessica Galooza  
**PROPERTY ADDRESS:** 14 Knolls Road  
**APPLICANT/AGENT:** Joe Coelho (JC Contracting LLC.)  
**MAILING ADDRESS:** 1 Stonebridge Trail, Sandy Hook, CT 06842  
**ZONING DISTRICT:** R-44   **MAP:** 40   **BLOCK:** 4   **LOT:** 41

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+B)
- 3.2.6-Minimum Building & Structure Setbacks (A+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+E)

**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.**

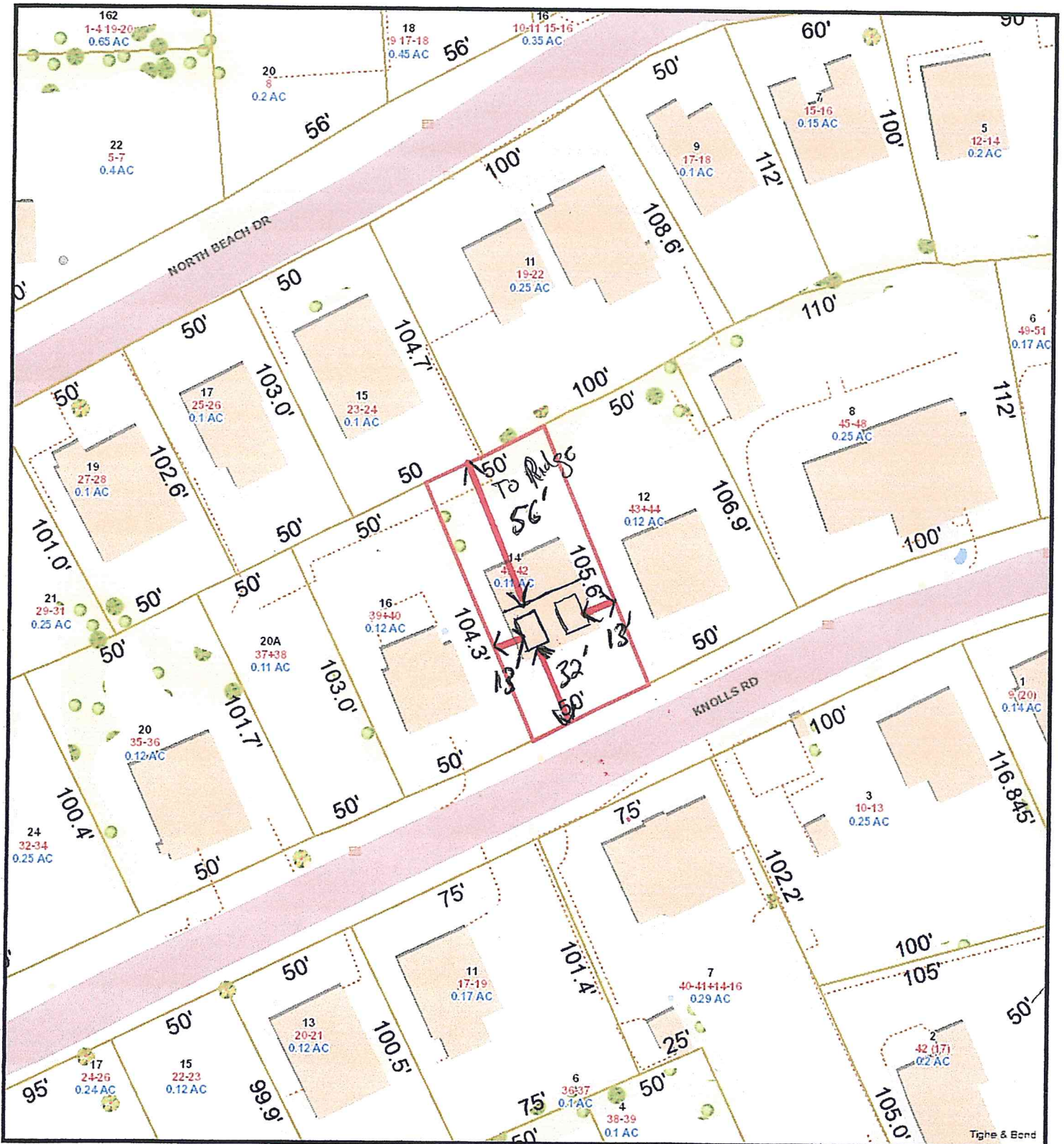
**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

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



Evan White, Zoning Enforcement Officer  
Town of New Fairfield





*"Proposed Demons"*

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Scale: 1"=50'

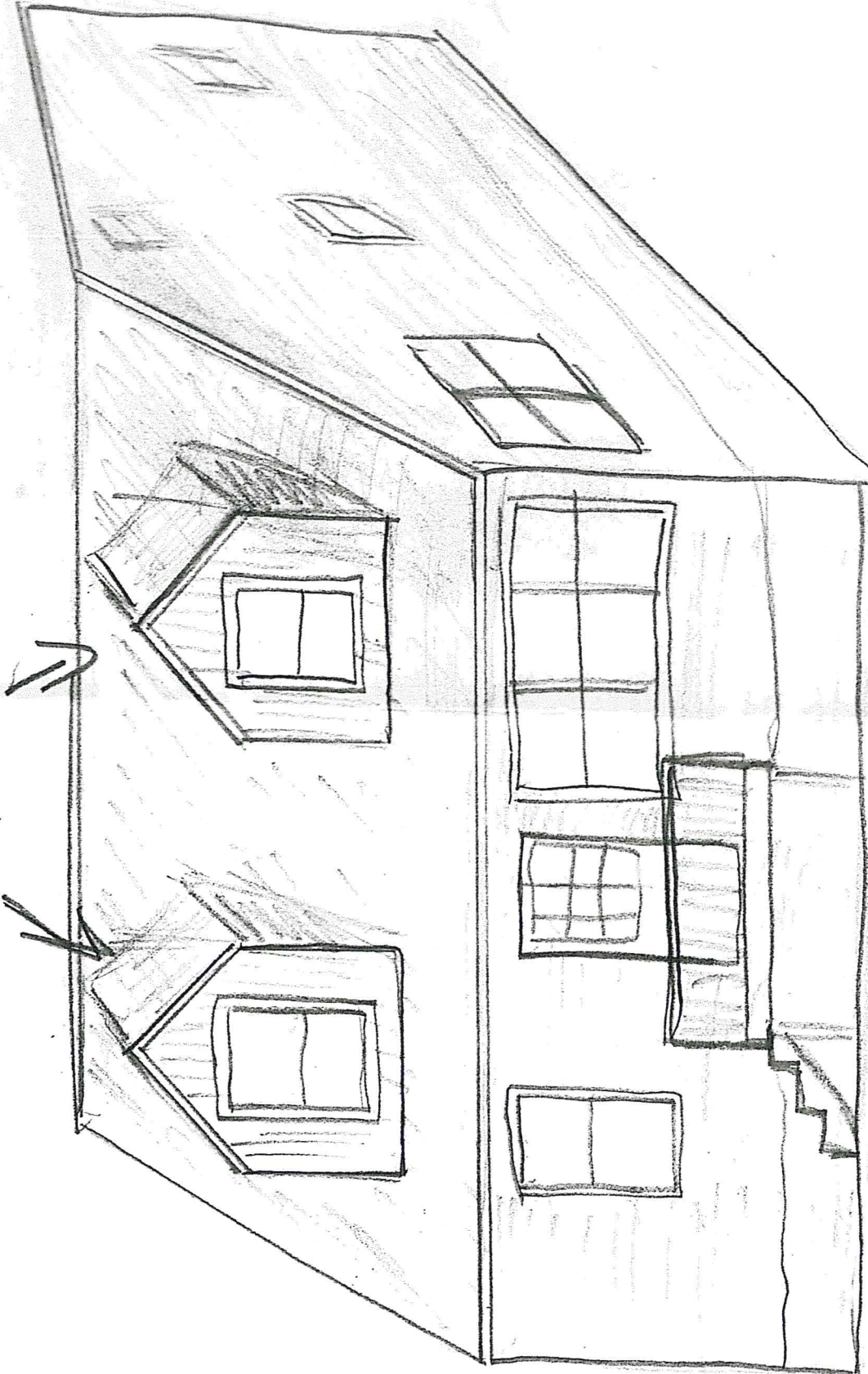
Scale is approximate

Front 32'  
Sides 13'



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Proposed Dormers Not To Exceed Foot print



Existing Dwelling

4 Knolls RD





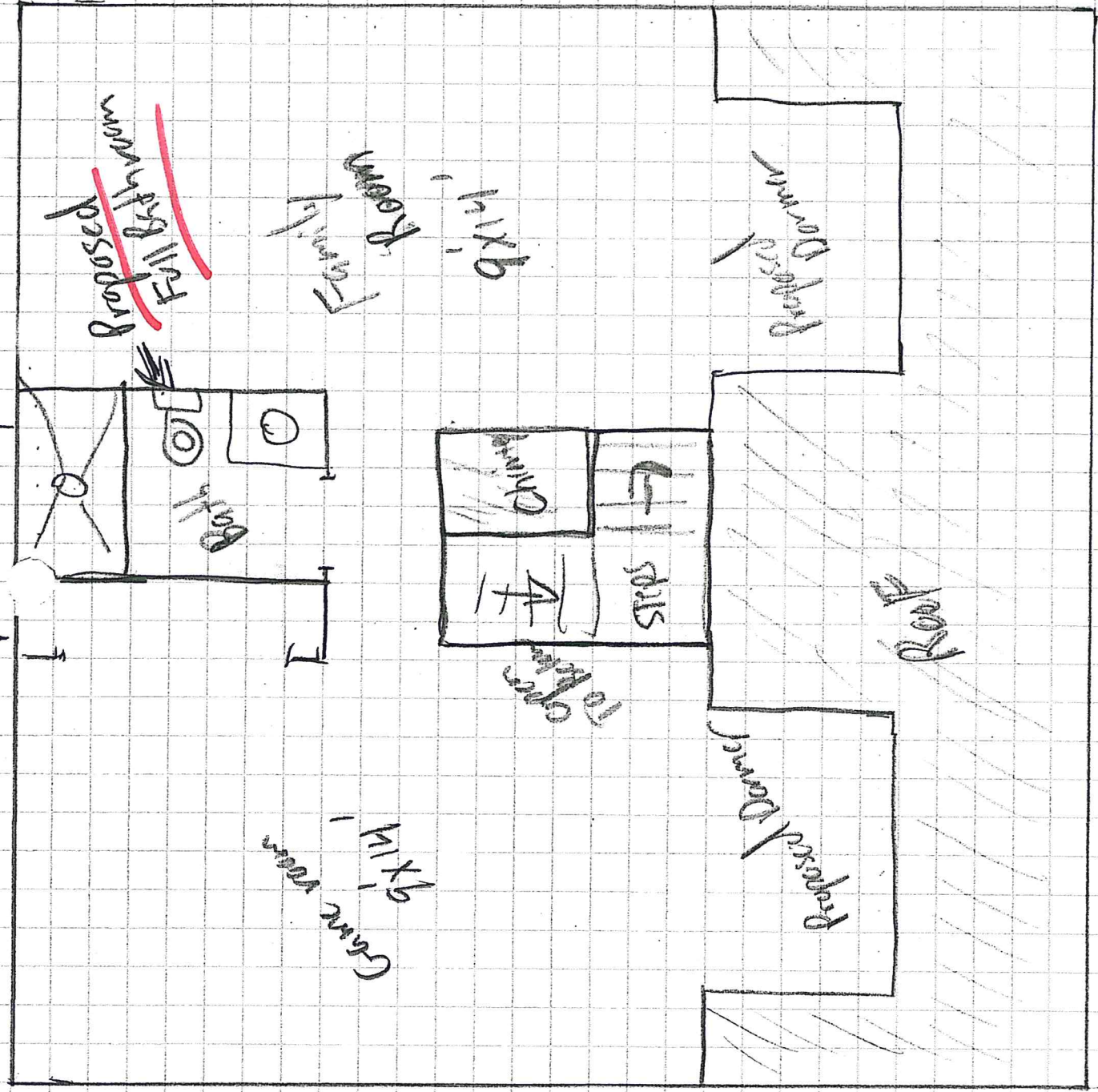
Existing Foot print  
 no change Proposed

Existing Foot print  
 no change Proposed

14 Knolls RD  
 1st Floor



Existing  
2nd floor

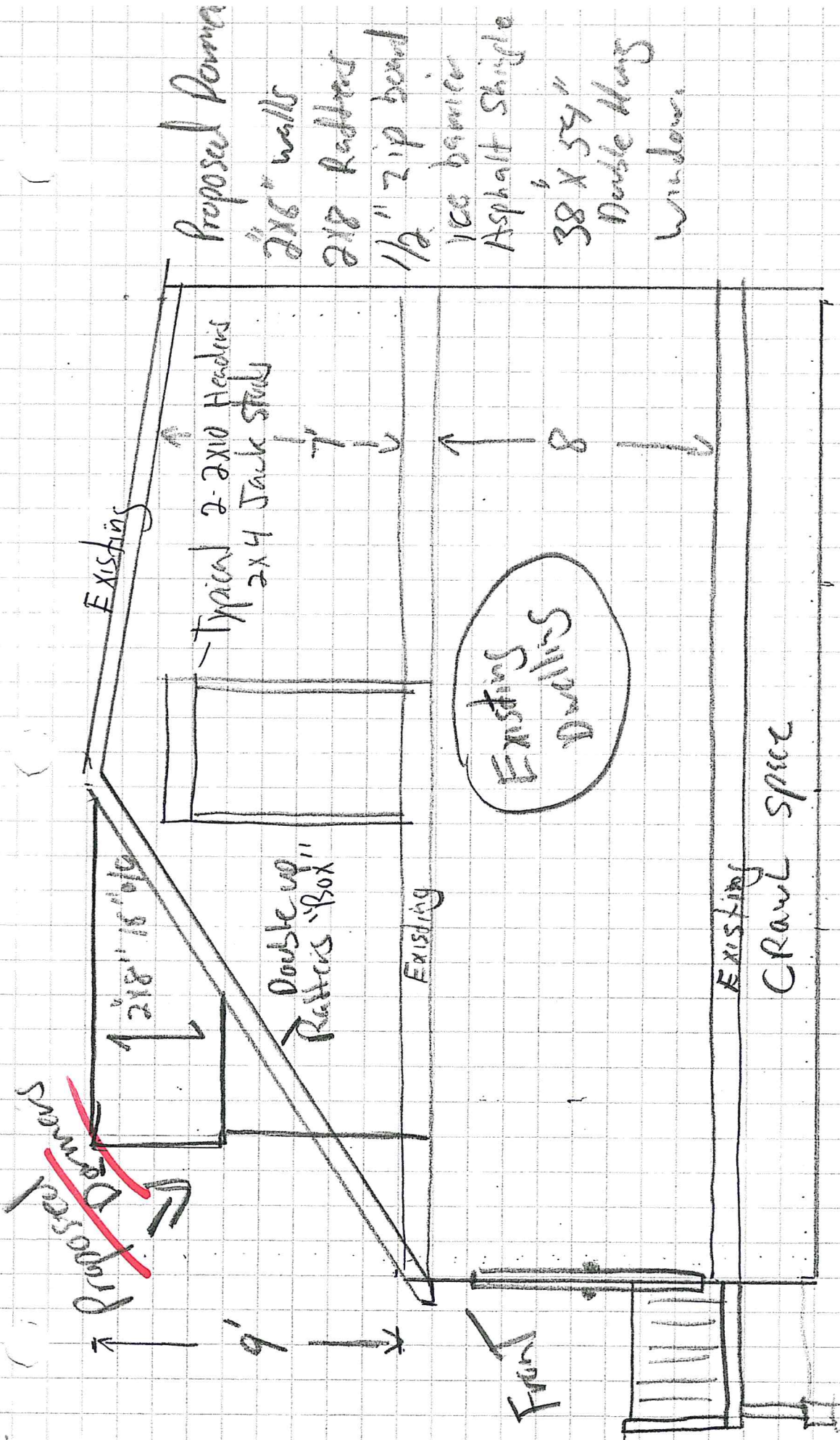


Existing  
2nd floor  
Proposed Dining Room  
and full bath

Front of House

14 Knolls RD  
2nd Floor





CROSS SECTION

Proposed Dormers on Existing  
 NOT TO EXCEED RIDGE or FOOT PRINT

14 Knolls RD

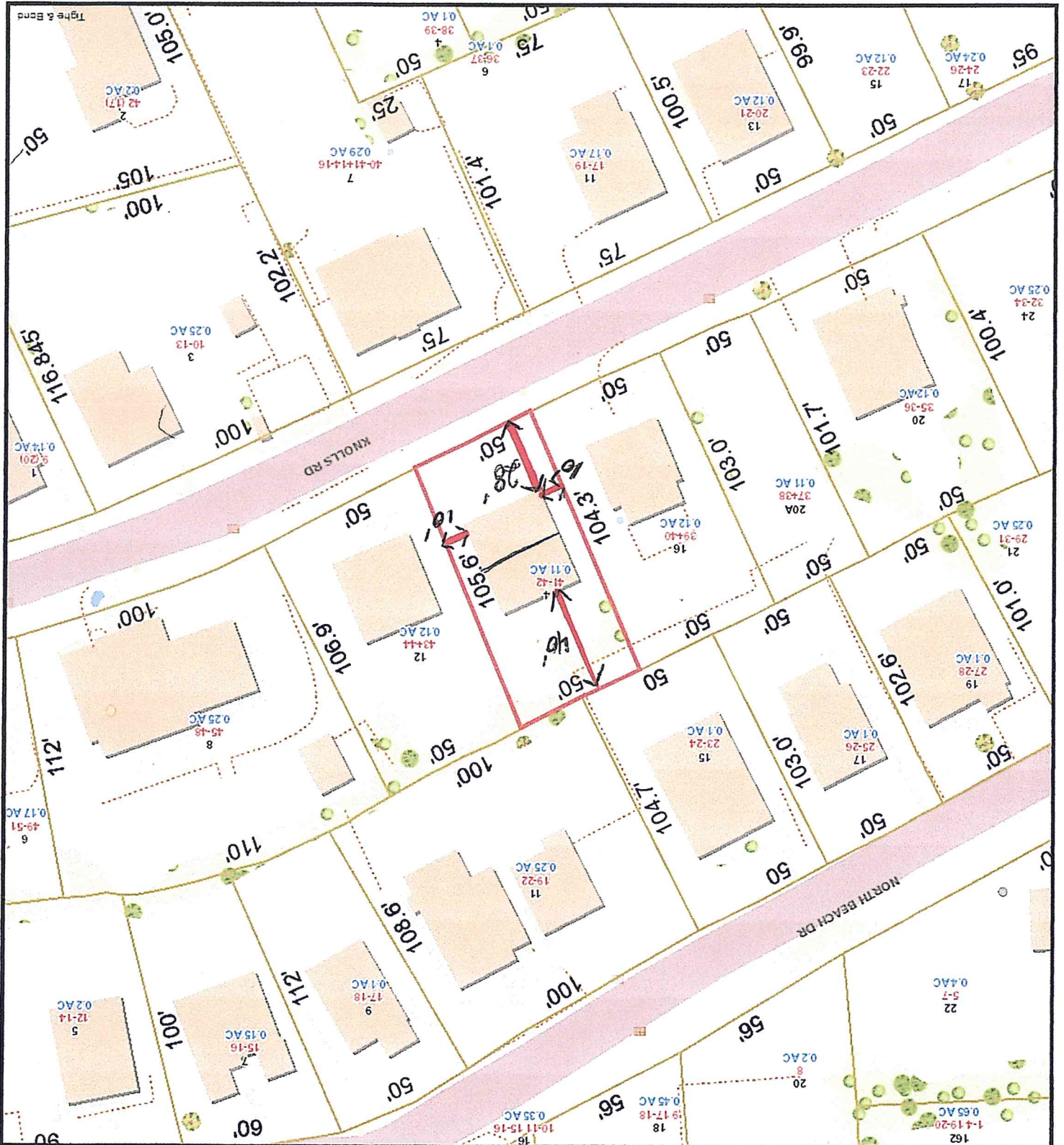
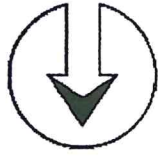


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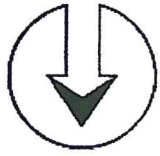
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Tigre & Bond





*Proposed Demolition*  
 Front 32'  
 Sides 13'

3/17/2021 8:23:14 PM

Scale: 1"=50'  
 Scale is approximate

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