

APPLICATION OR APEAL#: 23-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS
MAY 20 2021
OFFICE

1) Applicant: Caren Carpenter, Architect
Mailing Address: 2 Elwell Road, New Fairfield 06812
Phone#: 203 648-8875
Email: carenccarpenter@gmail.com

2) Premises located at: 48 Ridge Road on the (N S E W) side of the street
at approx. 200 feet (N S E W) from Woody Glen Rd. (nearest intersecting road).

3) Property Owner Name: Neil & Sandra Begley

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT Town Clerk

4) Tax Assessor Map No.: 15 Block No.: 6 Lot No.: 129

5) Zone in which property is located: R44 Area of Lot: .3358

6) Dimensions of Lot: Frontage: 76.5' Average Depth: 197.79'

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? Yes

If so, give dates and application numbers: 6/28/19 see vol. 135 pg. 720

10) Proposal for which variance is requested: Requesting a second story to be built on an existing one story structure for the use of bedrooms. A roof is being added over exist patio. A roof deck being added over fam. rm.

Hardship: The lot is a pre-existing, non-conforming, steep & narrow lot

11) Date of Zoning Commission Denial: April 27, 2021

12) Variance(s) Requested: USE DIMENSIONAL

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

Setbacks Requested: Front to: 40' to 38.7' Rear to: 20' to 8.8'
Left Side to: 20' to 10.9' Right Side to: 11.7'

13) Use to be made of property if variance is granted: single family home

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: Caren Carpenter DATE: _____

16
received
4-20-21/21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 27, 2021

PROPERTY OWNER: Neil & Sandra Begley

PROPERTY ADDRESS: 48 Ridge Road

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road (New Fairfield)

ZONING DISTRICT: R-44 **MAP:** **BLOCK:** **LOT:**

Please be advised that the applicant would like to (SEE ATTACHED).

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 & Frontage (A+B)

3.2.6-Minimum Building and Structure Setbacks (A+B)

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions


7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)

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

Sandra & Neil Begley
48 Ridge Road
New Fairfield, CT 06812

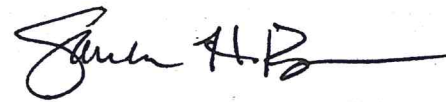
Re: Agent Authorization

The undersigned, registered property owners of the above noted property, do hereby authorize Caren Carpenter, Registered Architect, of 2 Elwell Road, New Fairfield, CT 06812, to act on our behalf and take all actions necessary for the preparation and submission of a variance application to the Zoning Board of Appeals of New Fairfield, Connecticut, including, but not limited to, working with a surveyor to finalize lot maps.



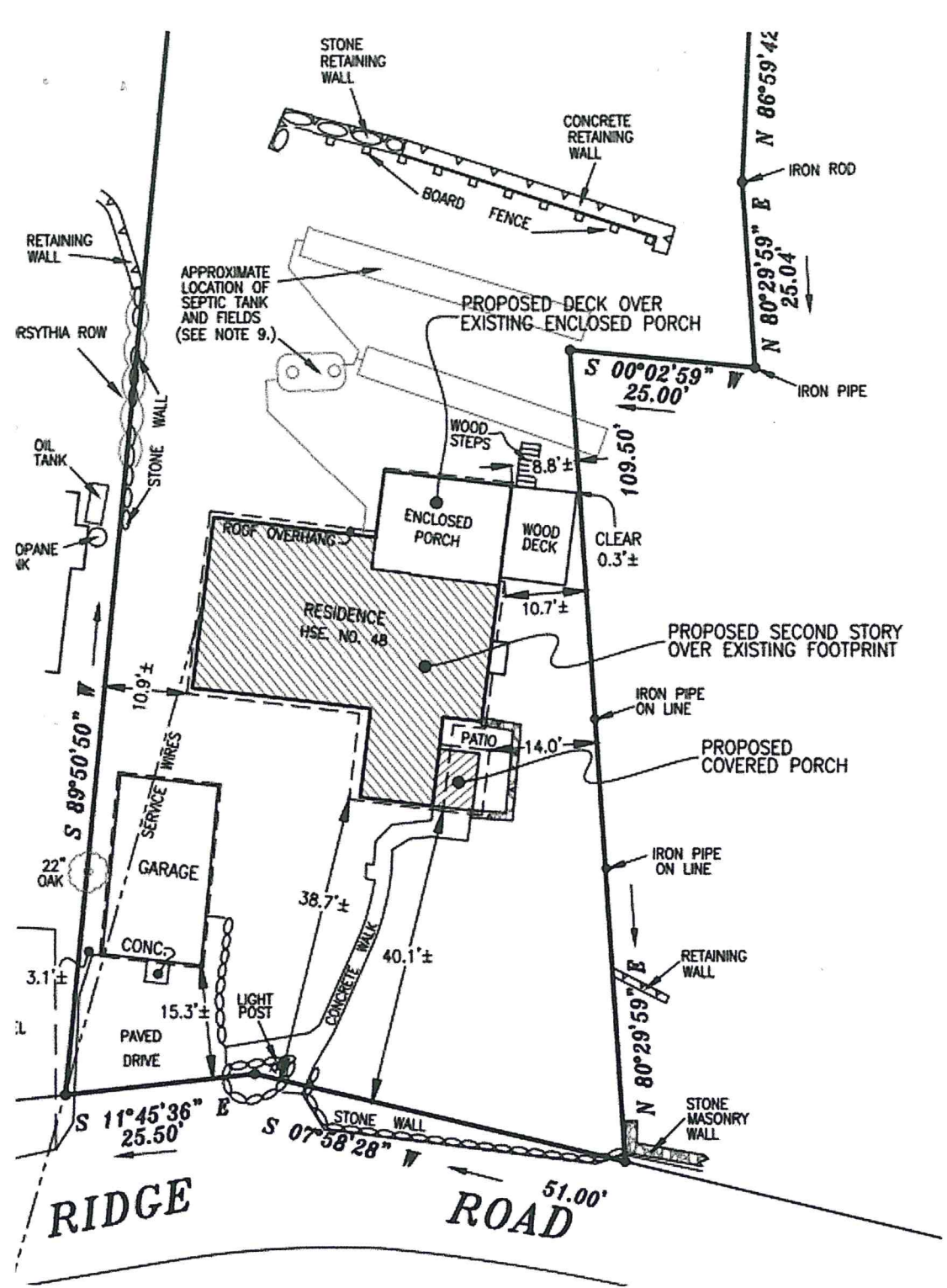
Neil S. Begley

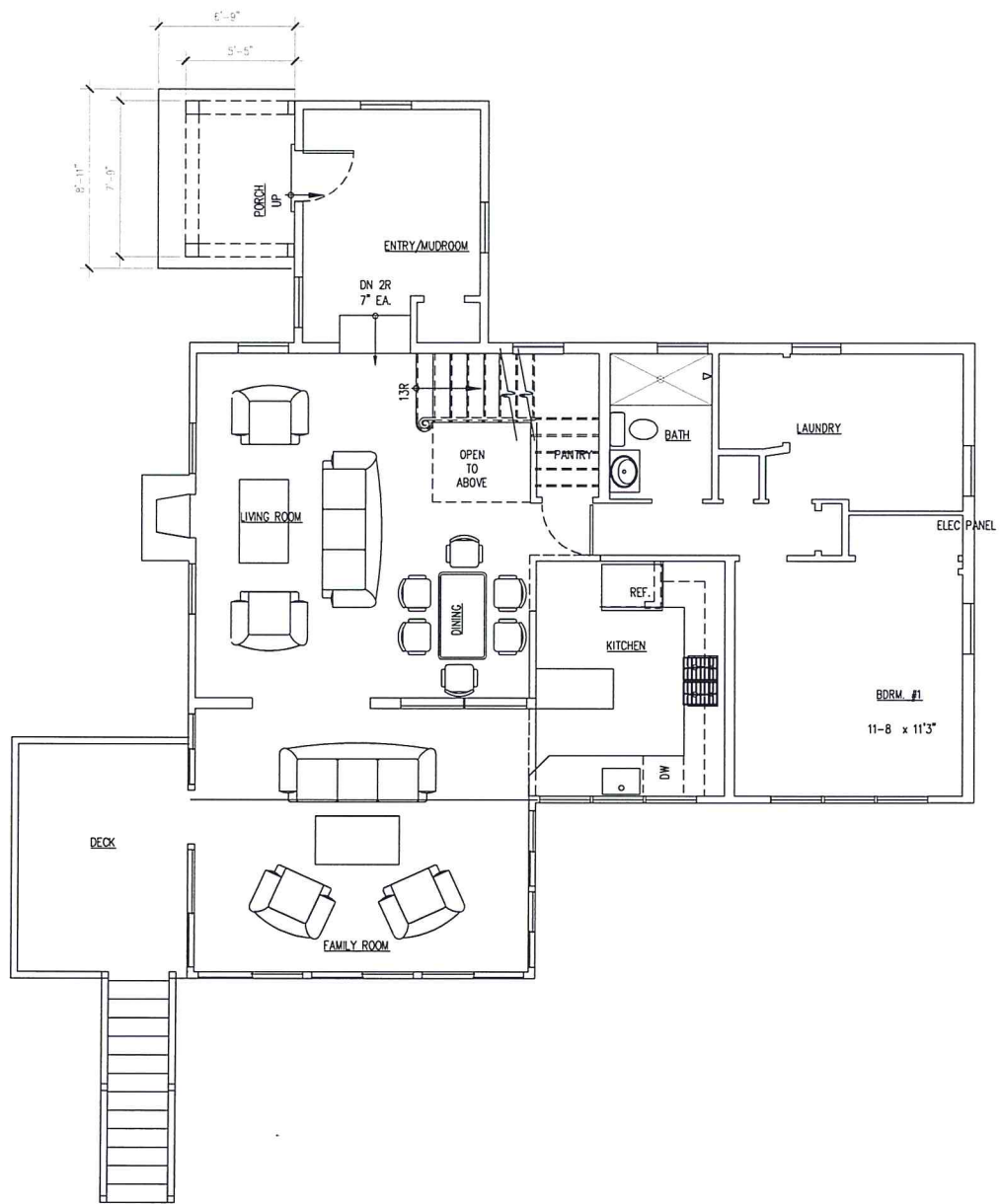
Date: March 29, 2021



Sandra H. Begley

Date: March 29, 2021



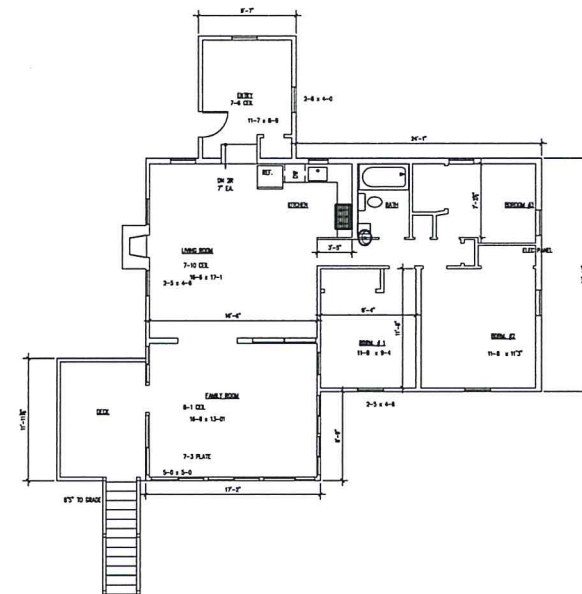
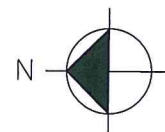


SCALE: 1/4" = 1'-0"

FIRST FLOOR ROOM FINISH SCHEDULE

| NO. | ROOM | FLOOR | | WALLS | | | | CEILING | | REMARKS |
|------|-------------|--------|------|-------------|-------------|-------------|-------------|-------------|--------|----------------|
| | | MATER. | BASE | NORTH | EAST | SOUTH | WEST | MATERIAL | HEIGHT | |
| 1-1 | | | | | | | | | | |
| 1-2 | | | | | | | | | | |
| 1-3 | LIVING ROOM | TILE | WOOD | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | --- | |
| 1-4 | KITCHEN | TILE | WOOD | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | --- | TILE BACKSLASH |
| 1-5 | DINING ROOM | TILE | WOOD | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | GYP. BD./PT | --- | |
| 1-6 | | | | | | | | | --- | |
| 1-7 | | | | | | | | | --- | |
| 1-8 | | | | | | | | | --- | |
| 1-9 | | | | | | | | | --- | |
| 1-10 | | | | | | | | | --- | |
| 1-11 | | | | | | | | | --- | |
| 1-12 | | | | | | | | | --- | |

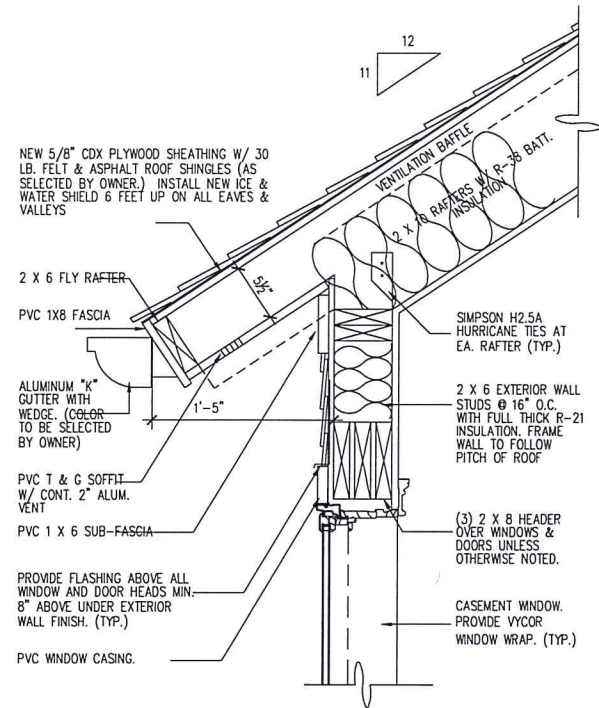
LEGEND:
 TILE - VINYL TILE
 WOOD - HARDWOOD FLOORING
 CRPT. - CARPET
 GYP. BD. / PT. - 5/8" GYPSUM BOARD PAINTED.
 W.P. GYP. BD. / PT. - PAINTED WATER PROOF GREEN BOARD
 EXST. / PT. - EXISTING WALL TO BE CLEANED AND REPAINTED.



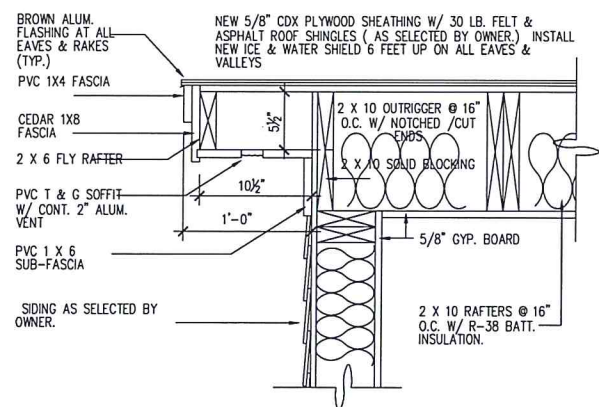
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

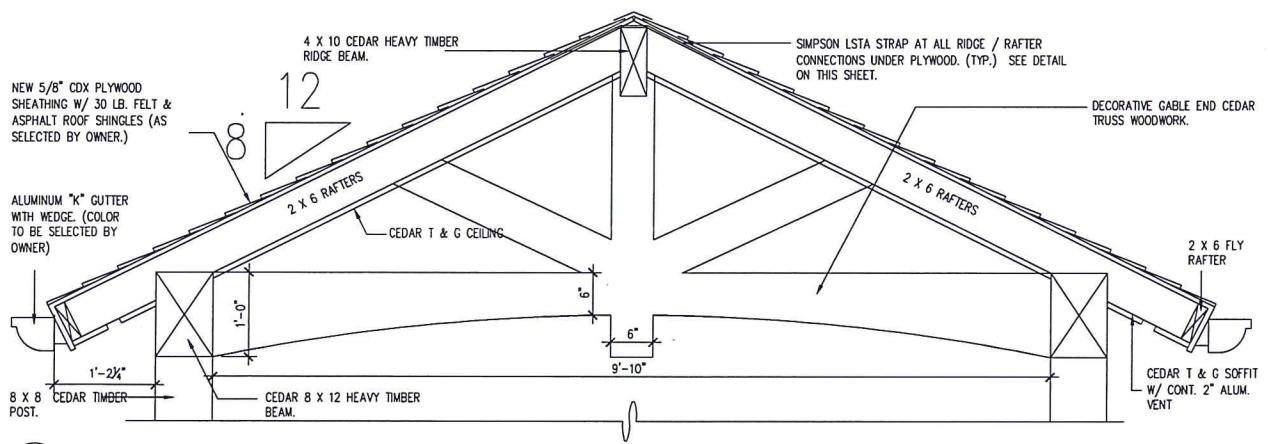
| | | |
|--------------|--|----------------------------|
| ISSUE DATES: | ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MR. AND MRS. NEIL BEGLEY 48 RIDGE ROAD, NEW FAIRFIELD, CT 06812 | |
| | FIRST FLOOR PLAN & EXIST. PLANS | DRAWN BY: CCC |
| | SCALE: AS NOTED | CHECKED BY: CCC |
| | CAREN CARPENTER ARCHITECT ARCHITECTURE 2 E1 WELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com | DRAWING NO.: A-1 |



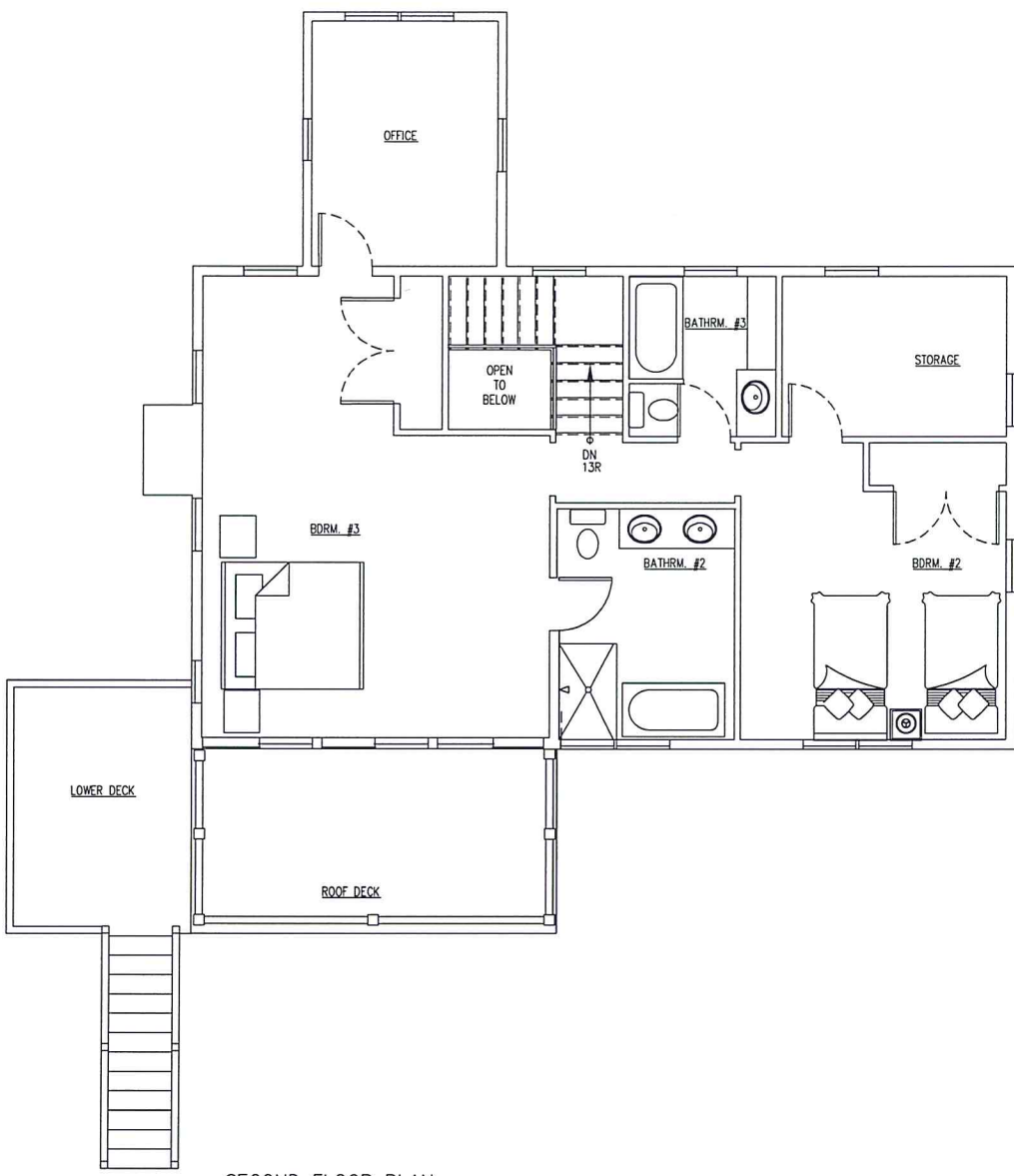
1 TYPICAL CORNICE DETAIL
SCALE: 1-1/2" = 1'-0"



2 TYPICAL RAKE DETAIL
SCALE: 1-1/2" = 1'-0"

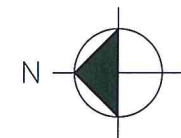


3 PORCH ROOF CANOPY SECTION DETAIL
SCALE: 1" = 1'-0"



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

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



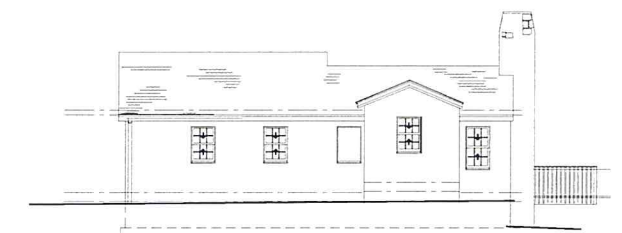
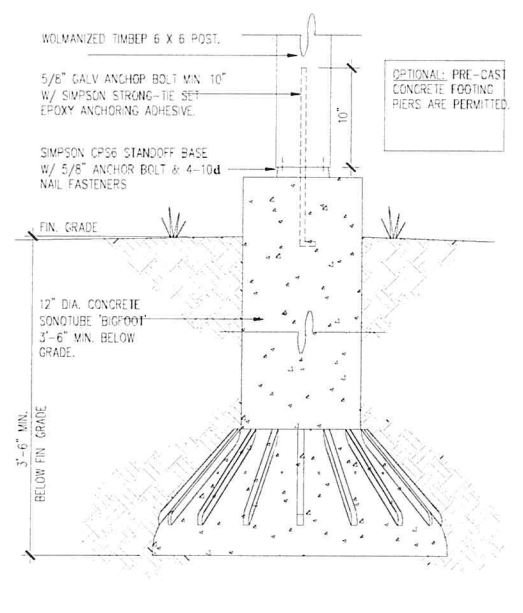
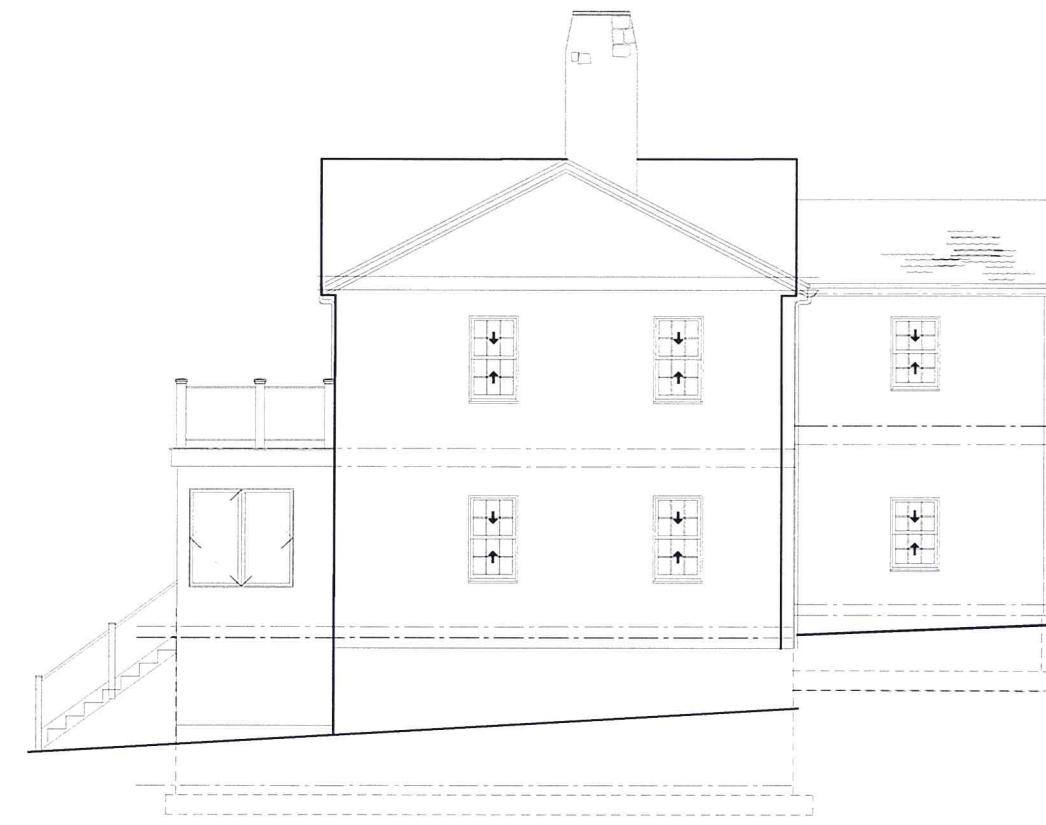
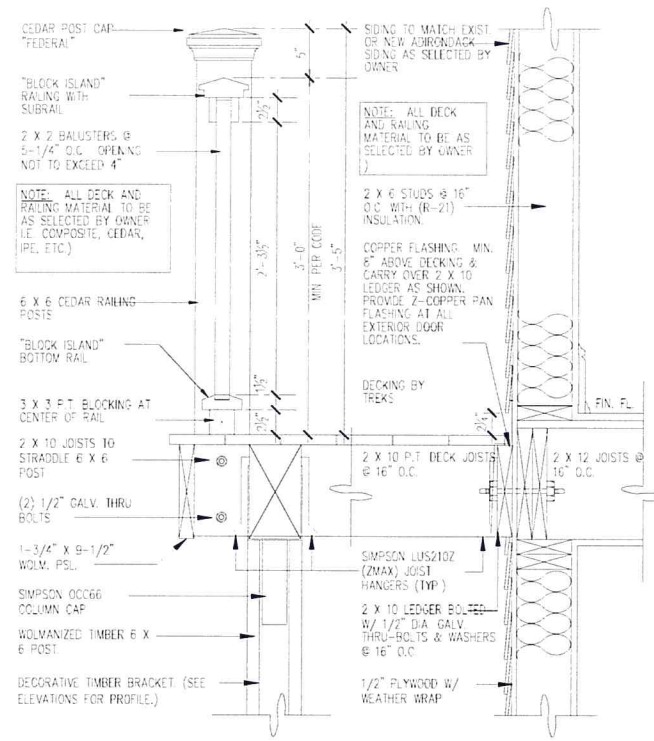
ELECTRICAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"


| | | | |
|--------------|--|---|---------------|
| ISSUE DATES: | ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: | | DRAWN BY: CCC |
| | MR. AND MRS. NEIL BEGLEY 48 RIDGE ROAD, NEW FAIRFIELD, CT 06812 | | |
| | | SECOND FLOOR PLAN & ELECTRICAL PLAN | DRAWING NO.: |
| | | SCALE: AS NOTED | A-3 |
| | | CAREN CARPENTER ARCHITECT | |
| | | 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL.: (203) 648-0375 EMAIL: carencarpenter@gmail.com | |

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

FILE NAME:
PLOT SCALE:



| | | |
|--|--|----------------------------------|
| ISSUE DATES | ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MR. AND MRS. NEIL BEGLEY 48 RIDGE ROAD, NEW FAIRFIELD, CT 06812 | |
| | EXTERIOR ELEVATIONS & DECK DETAILS SCALE: AS NOTED | DRAWN BY: ECC CHECKED BY: ECC |
|  CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, NY 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com | DRAWING NO.: A-3 | |

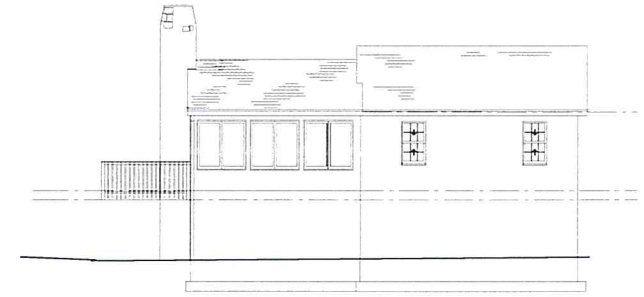
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FILE NAME:
PLOT SCALE:



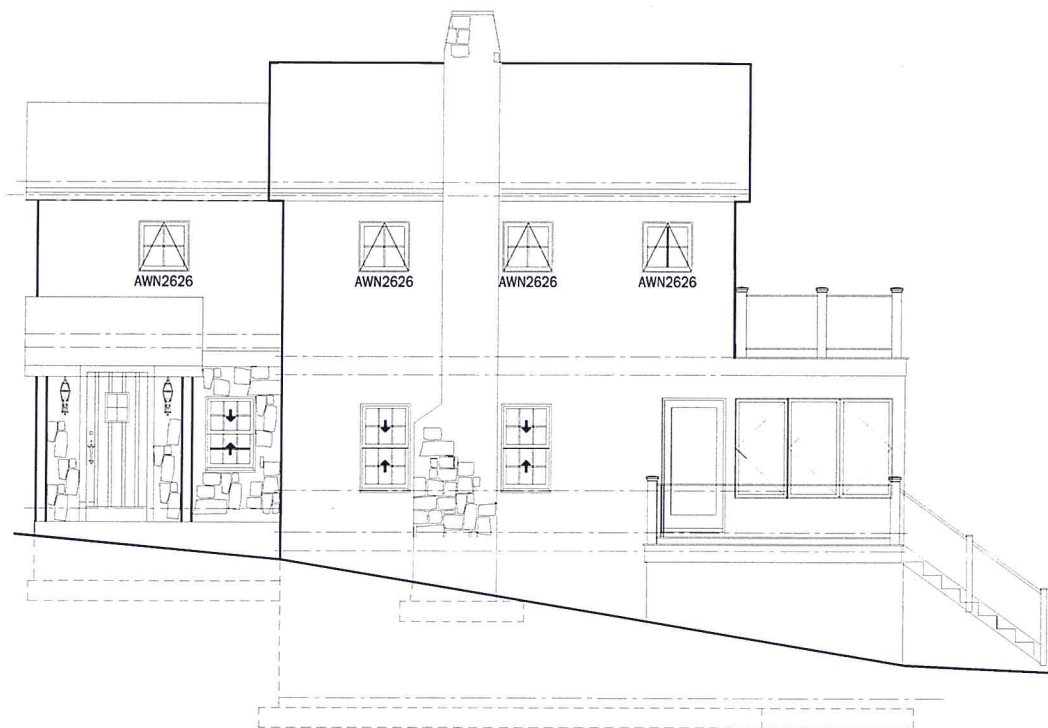
PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



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



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




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

FILE NAME:
PLOT SCALE:

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| | | | |
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| | EXTERIOR ELEVATIONS | | CHECKED BY: CCC |
| | SCALE: AS NOTED | | DRAWING NO.: |
| |  CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com | | A-5 |