

25-21
ZONING BOARD OF APPEALS
MAY 20 2021

APPLICATION OR APEAL#: _____

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Kevin Desharnais of KGD Designs, Inc.

Mailing Address: 20 Butler Hill Road Somers, NY 10589

Phone#: (914) 482 7622

Email: kgd262@gmail.com

PROPOSAL

2) Premises located at: 54 Sunset Trail on the (N S E W) side of the street at approx. 1500 feet (N S E W) from Ridge Road (nearest intersecting road). Property Owner Name: Jonathan Maloney and Kellen Brink

Interest in Property: OWNER CONTRACT PURCHASER _____ LEASEE _____ AGENT _____

4) Tax Assessor Map No.: 15 Block No.: 6 Lot No.: 90 & 91

5) Zone in which property is located: R44 Area of Lot: .373 Acres

6) Dimensions of Lot: Frontage: 100 Feet Average Depth: 157 Feet

7) Do you have any Right of Ways or Easements on the property? Yes, Neighbor's Driveway

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: 11/1/72 A030 Addition, 5/13/86 K-162 Deck Addition

10) Proposal for which variance is requested: Reduction of North side yard setback to .5 Feet, reduction of the Rear yard setback to 20 Feet and allowing coverage to be 26.3 %

Hardship: The Lot is undersized at .373 acres in 1 acre zone which will require a coverage variance. Other hardships are the narrow lot size, the property slope limiting access around the house, the house location which pre dates zoning regulations and finally the presence of ledge limits other options

11) Date of Zoning Commission Denial: April 07, 2021

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

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

Setbacks Requested: Front to: No Change Rear to: 20 feet

Side to: .5 feet Side to: No Change

25

13) Use to be made of property if variance is granted: No change, Residence

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: NA

SIGNATURE OF OWNER OR AGENT: Kevin Desharnais DATE: 4/21/21

received
4-22-21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 27, 2021

PROPERTY OWNER: Jonathan Maloney & Kellen Brink

PROPERTY ADDRESS: 54 Sunset Trail

APPLICANT/AGENT: Kevin Desharnais of KGD Designs, INC.

MAILING ADDRESS: 20 Butler Hill Road, Somers, NY 10589

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 6 LOT: 90 & 91

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 (B & C)

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions

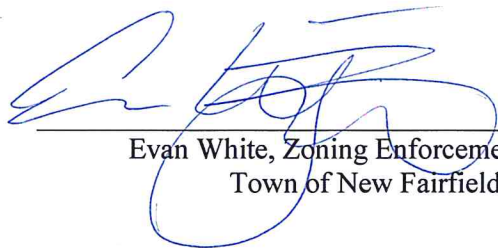
7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)

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.

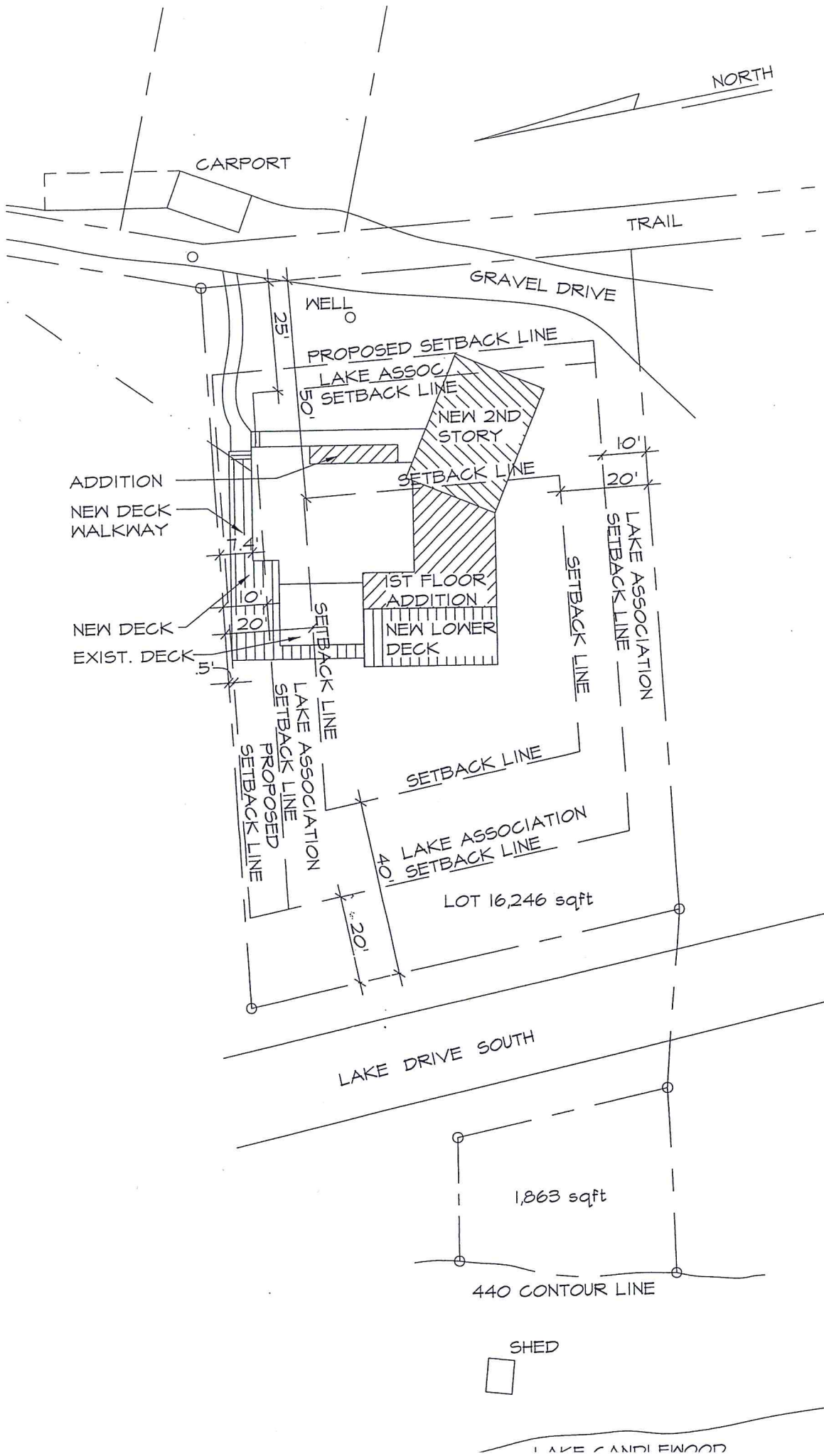
THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

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



Evan White, Zoning Enforcement Officer
Town of New Fairfield

PROPERTY AND/OR
 IN WHOLE OR IN
 OTHER PROJECT OR
 ANY OTHER PART
 AGREEMENT AND PA
 THE DRAWINGS AND
 WERE PREPARED, W
 WRITTEN PERM,
 AUTHOR.



DESIGNER:

KG D DESIGNS, INC.
 70 Butler Hill Road

ENGINEER:

WASP
 ENGINEERING CONSULTANTS

Renovation & Addition for:
Maloney/Brink Residence
54 Sunset Trail
 06010

K.G.D. DESIGNS, Inc.

April 19, 2021

Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812

Re: Addition to residence at 54 Sunset Trail New Fairfield, CT

I hereby authorize Kevin Desharnais of KGD Designs, Inc. to act as my agent on all matters of Building Permit applications and any other Planning, Zoning or Health Department related matters for the purpose of constructing an addition to my property at:

54 Sunset Trail
New Fairfield, CT 06812

Kellen Brink (Print)
Kellen Brink (Sign)
Owner

K.G.D. DESIGNS, Inc.

April 19, 2021

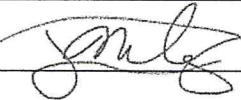
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54 Sunset Trail
New Fairfield, CT 06812

Jonathan Maloney (Print)

 (Sign)
Owner