

APPLICATION OR APEAL#: 27-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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



1) Applicant: Caren Carpenter, Architect
Mailing Address: 2 Elwell Road, New Fairfield, CT 06812
Phone#: 203 648-0379
Email: carenccarpenter@gmail.com

2) Premises located at: 9 Sunset Drive on the (N ~~S~~ W) side of the street
at approx. 500 feet (N ~~S~~ E W) from Bogust Hill Rd (nearest intersecting road).

3) Property Owner Name: Robert Rollmann & Cynthia Sullivan

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 11 Block No.: 1 Lot No.: 3

5) Zone in which property is located: R44 Area of Lot: 44,726sf / 1.027ac.

6) Dimensions of Lot: Frontage: 225' Average Depth: 202'

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: Requesting a second story, an additional garage bay & enlarged entry.

Hardship: The lot is a pre-existing, non-conforming lot.

11) Date of Zoning Commission Denial: May 25, 2021

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

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



Setbacks Requested: Front to: 40' to 37' Rear to: _____
Side to: _____ Side to: _____

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

SIGNATURE OF OWNER OR AGENT: Cu Cynthia DATE: 5/18/21
received
5-18-21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: May 25, 2021
PROPERTY OWNER: Robert Rollmann & Cynthia Sullivan
PROPERTY ADDRESS: 9 Sunset Drive
APPLICANT/AGENT: Caren Carpenter
MAILING ADDRESS: 2 Elwell Road (New Fairfield)
ZONING DISTRICT: R-44 **MAP:** 11 **BLOCK:** 1 **LOT:** 3

Please be advised that the applicant is requesting a second story, an additional garage bay, and enlarged entry.

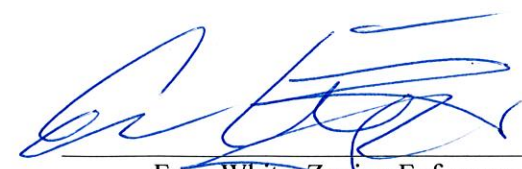
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

- Sections:
3.2.6-Minimum Building and Structure Setbacks (A)
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.

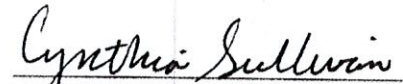



Evan White, Zoning Enforcement Officer
Town of New Fairfield

Cynthia Sullivan and Robert Rollmann
9 Sunset Drive
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.


Cynthia Sullivan


Robert Rollmann

Date: May 12, 2021

Date: May 12, 2021

