

APPLICATION OR APEAL#: 40-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Corinne Zerrenner
Mailing Address: 21 Deer Lane
New Fairfield CT 06812 Phone#: 203 617 7968
Email: CZKitty@aol.com

2) Premises located at: 21 Deer Lane on the (N S E W) side of the street
at approx. 700' feet (N S E W) from Brook (nearest intersecting road).

3) Property Owner Name: Corinne Zerrenner

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 44 Block No.: 6 Lot No.: 15

5) Zone in which property is located: R-44 Area of Lot: 11,788 SQ FT = .27 AC

6) Dimensions of Lot: Frontage: _____ Average Depth: _____

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: Remodel existing home and add on addition (2 floor)

Hardship: Existing non conforming lot/dwelling, significant slope on property, ledge rock *throughout!*

* 11) Date of Zoning Commission Denial: August 24, 2021

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

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

Setbacks Requested: Front to: 40' to 20.5' Rear to: X

Side to: Y Side to: Y

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

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: Corinne Zerrenner DATE: 8/20/21

ZONING BOARD OF APPEALS
SEP 16 2021

PROPOSAL
received
8-25-2021
#4

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: August 24, 2021

PROPERTY OWNER: Corinne Zerrenner

PROPERTY ADDRESS: 21 Deer Lane

APPLICANT/AGENT: Corinne Zerrenner

MAILING ADDRESS: 21 Deer Lane

ZONING DISTRICT: R-44 **MAP:** 44 **BLOCK:** 6 **LOT:** 15

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:

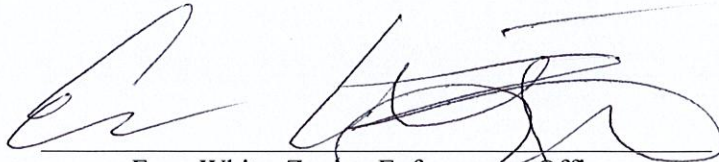
Sections:

- 3.2.5-Minimum Lot Area & Frontage (A+B)
- 3.2.6-Minimum Building and Structure Setbacks (A)
- 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

LANE

S 12°00'30" E
16.02'

S 06°56'30" E
98.00'

N 79°25'00" E
105.93'

NORTHERLY HALF LOT 182

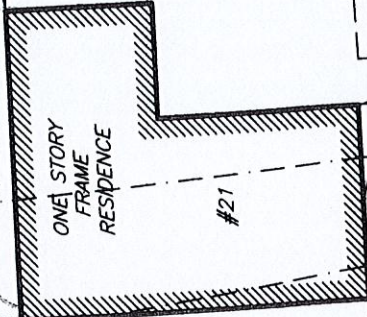
SOUTHERLY HALF LOT 182

20' SIDE YARD

54.3'±

40' FRONT YARD

20.3'±



LOT 183

WELL

ASPHALT DRIVE

20.6'±

SEPT



100.00'

S 79°25'00" W

CHAIN LINK FENCE

WOOD STOCKADE FENCE

20' SIDE YARD

46.6'±

113.82'

N 10°38'04" W

BUFFER STRIP

eter &
uk Pomeroy

rg A. Monolis

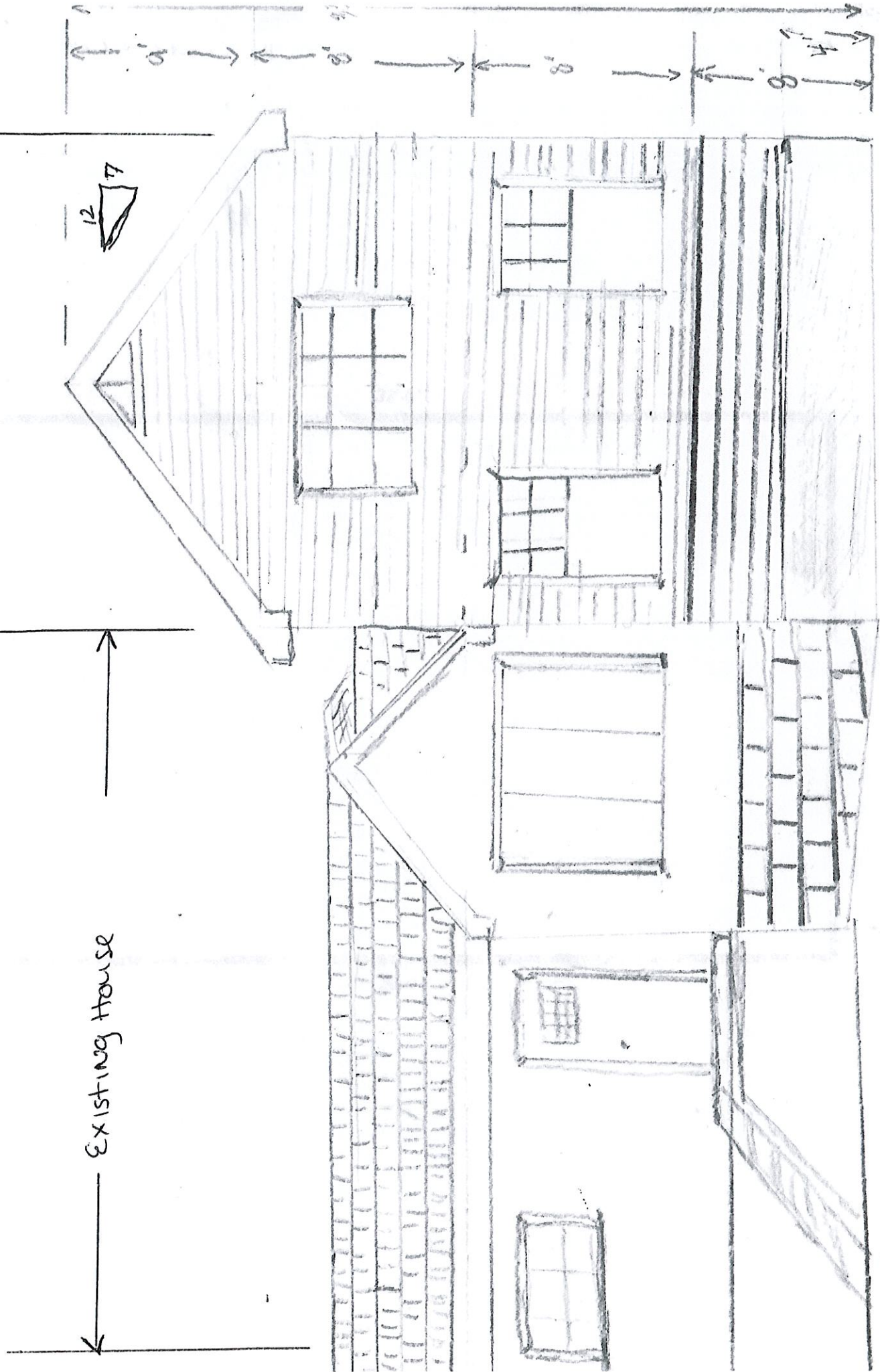
WOOD STOCKADE FENCE

CHAIN LINK FENCE

21 Deer LA.
JRW Fairfield 060812

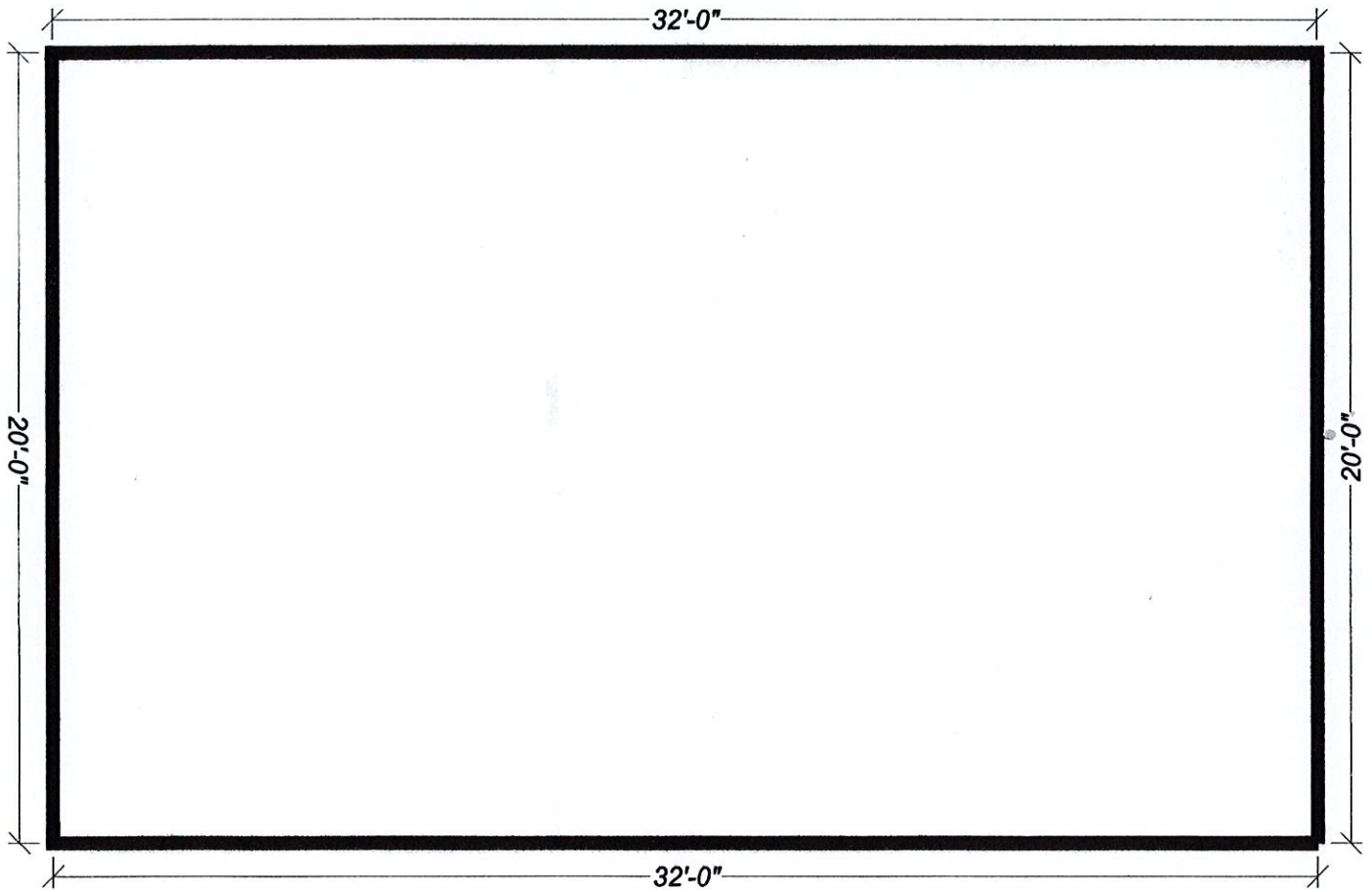
New Addition

Existing House



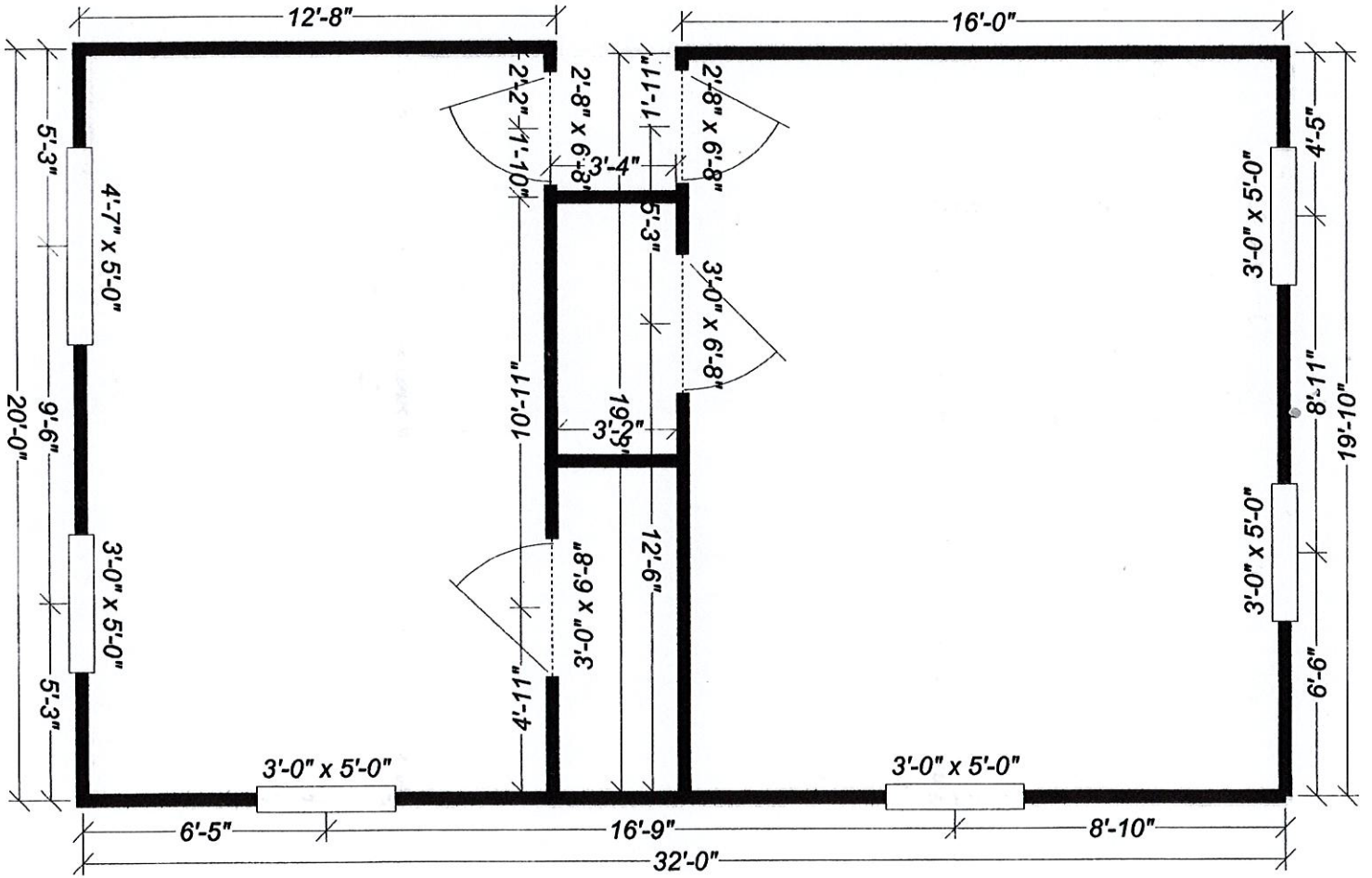
North

FOUNDATION



1. Detail - Foundation of Column

1st Floor

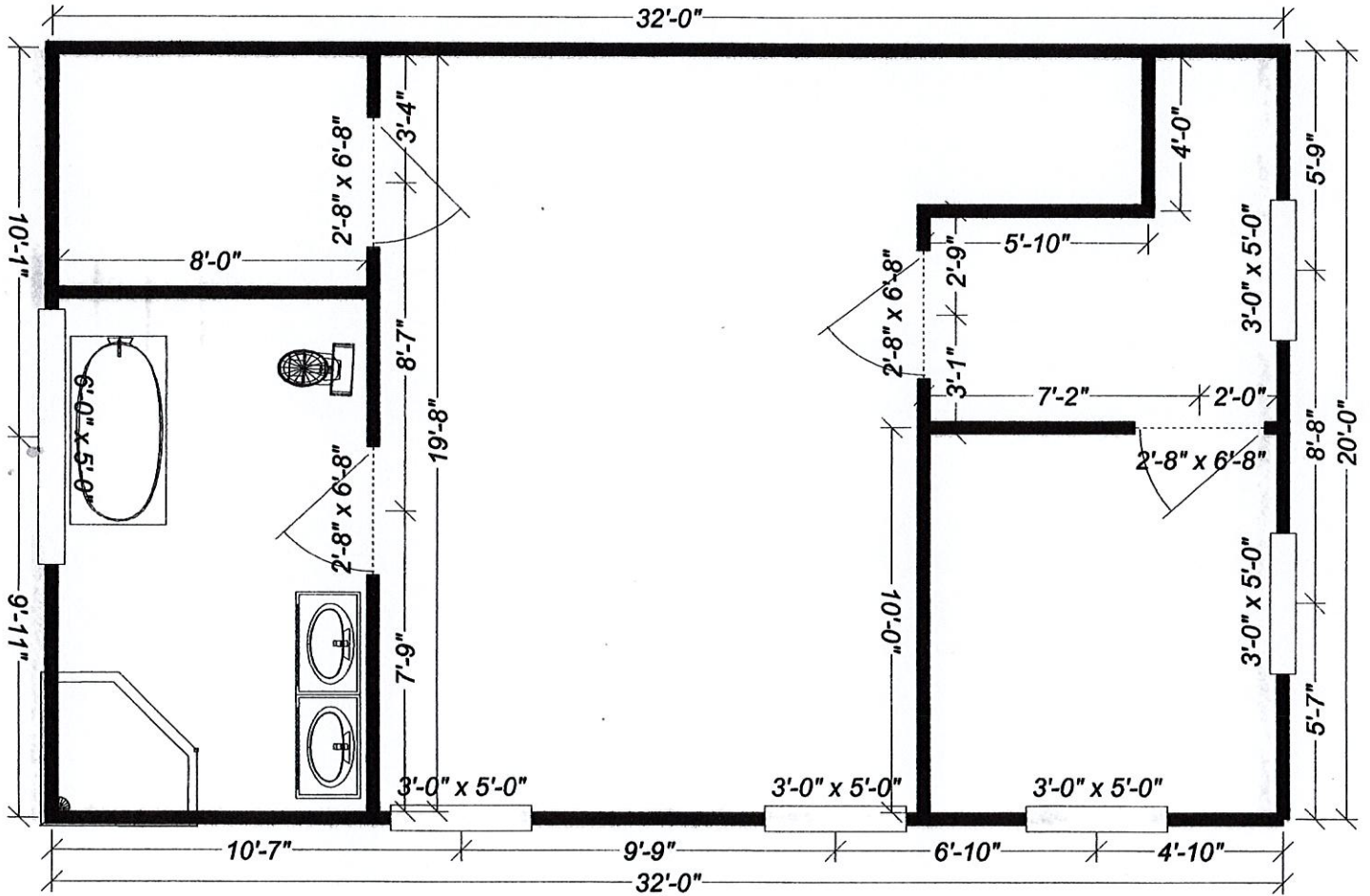


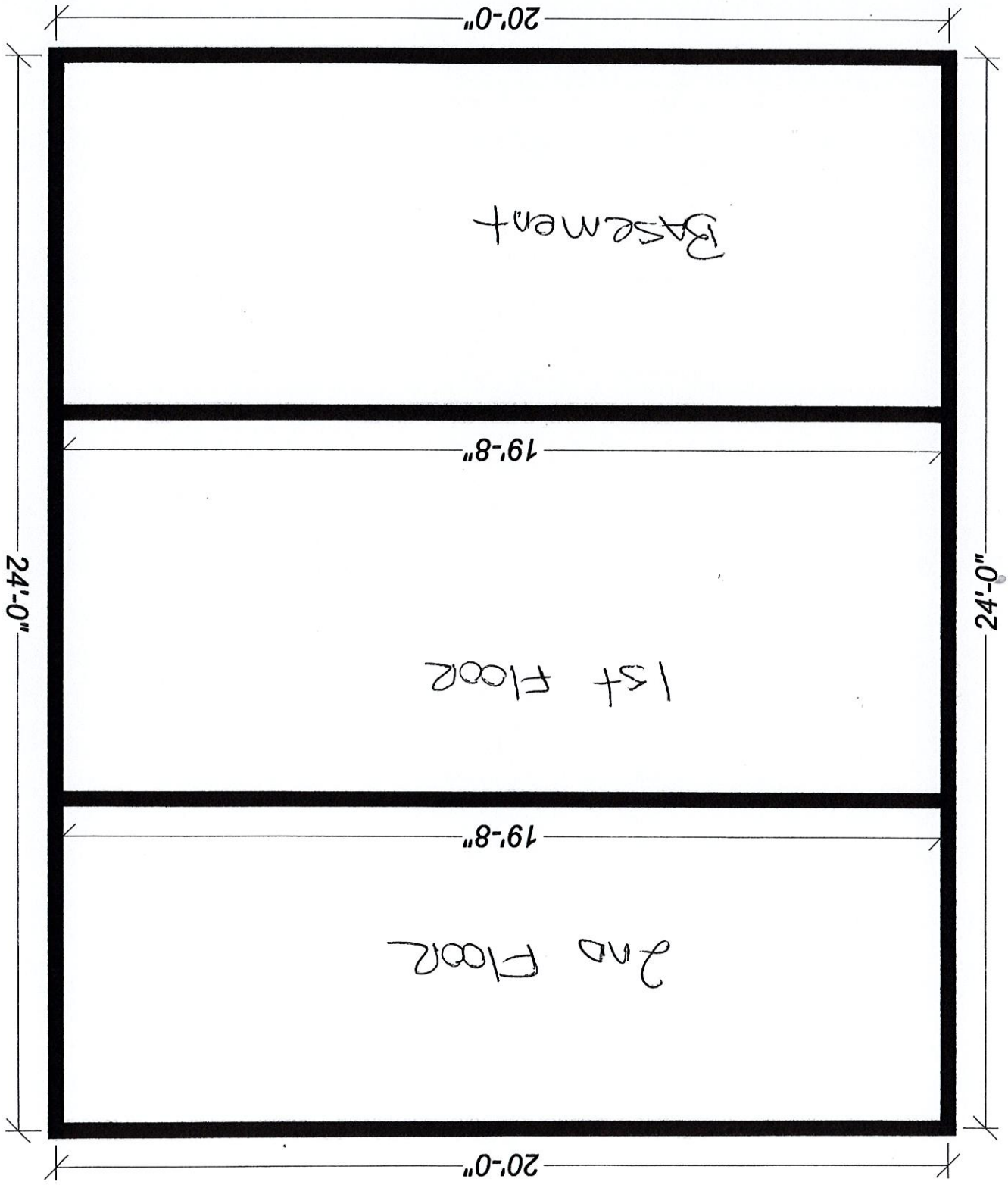
NORTH
↓

1 Deer Ln. New Fairfield CT 06817

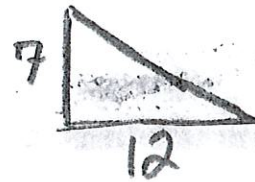
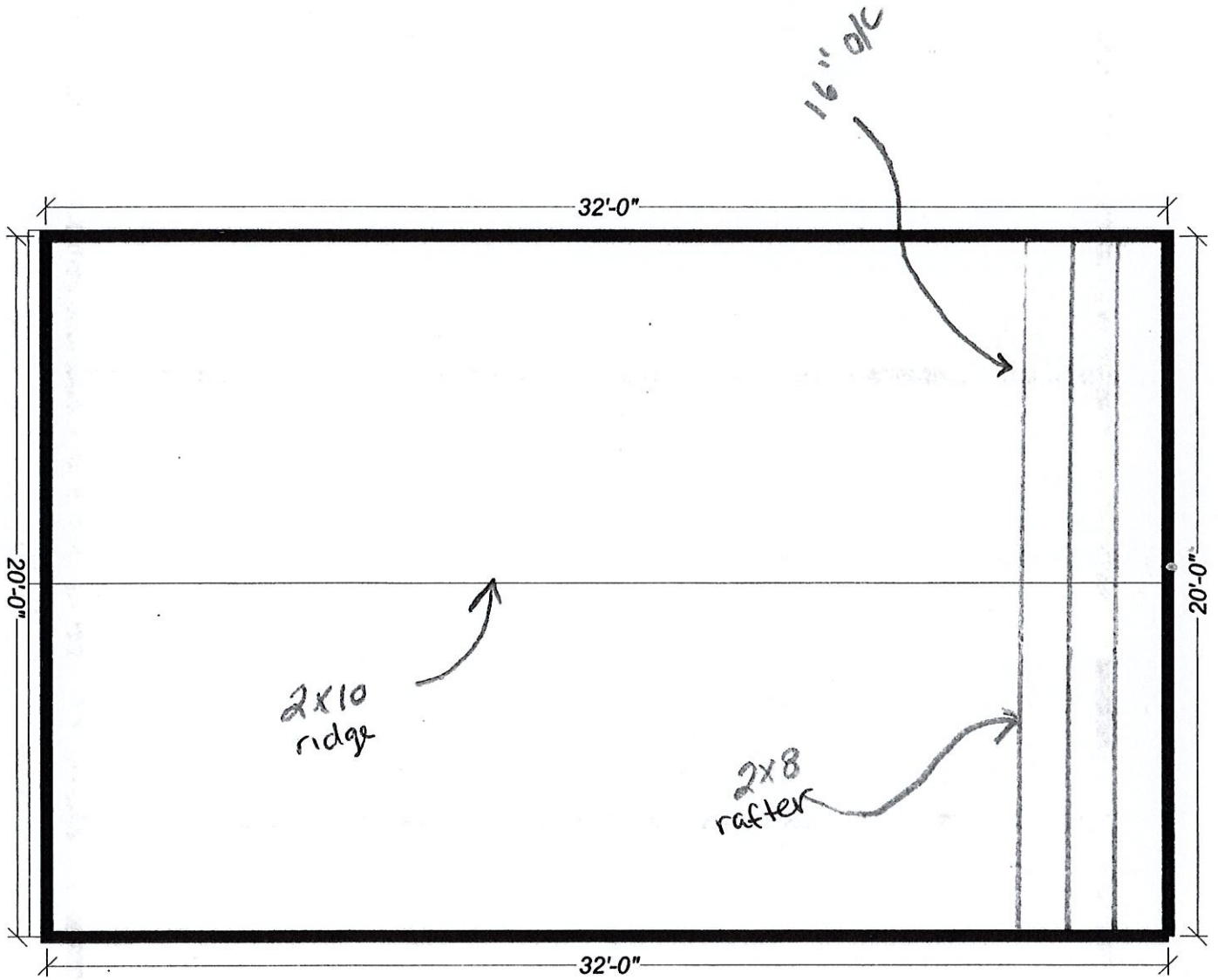
2ND FLOOR

Formato modificado



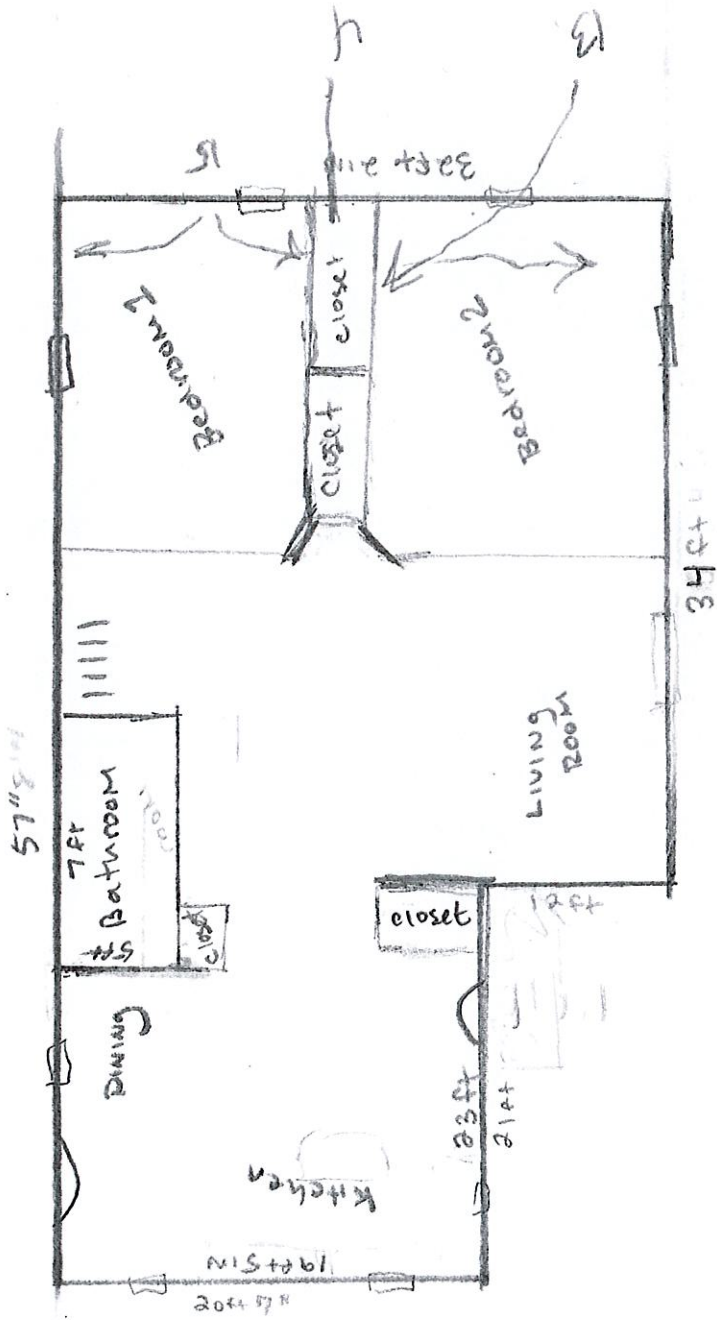


Roof Plan



Proposed

12

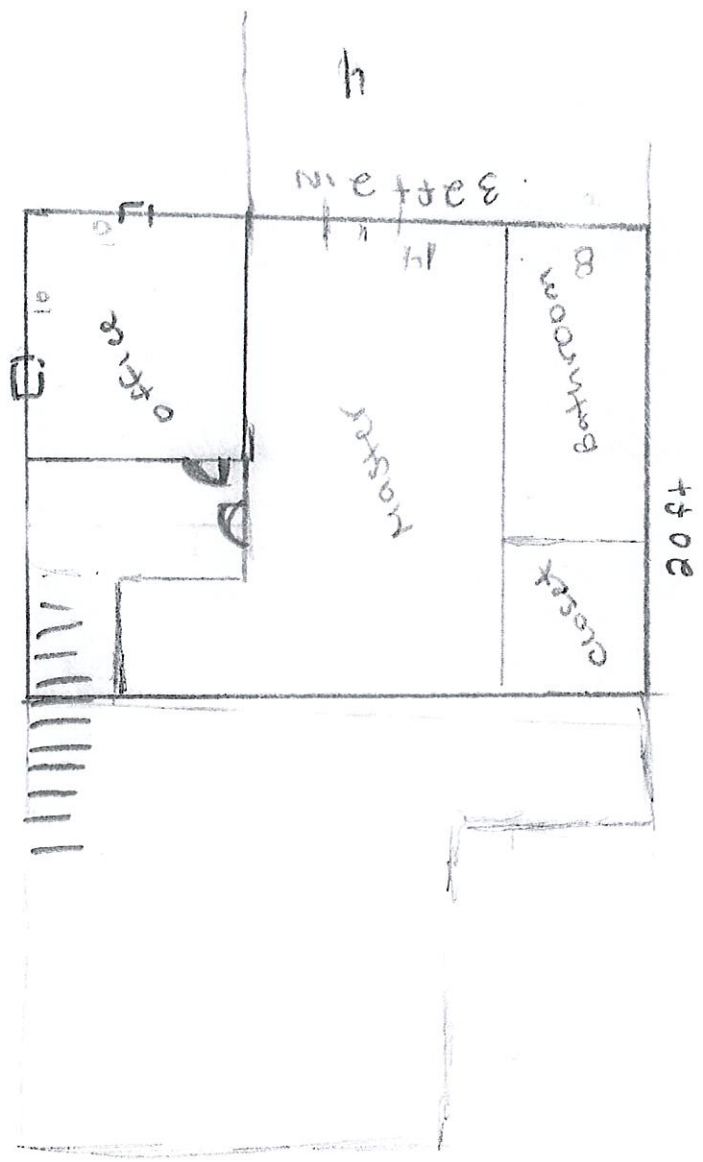


DRIVEWAY

DEER LN

New Road
Road

(Kitchen)
Floor
2nd



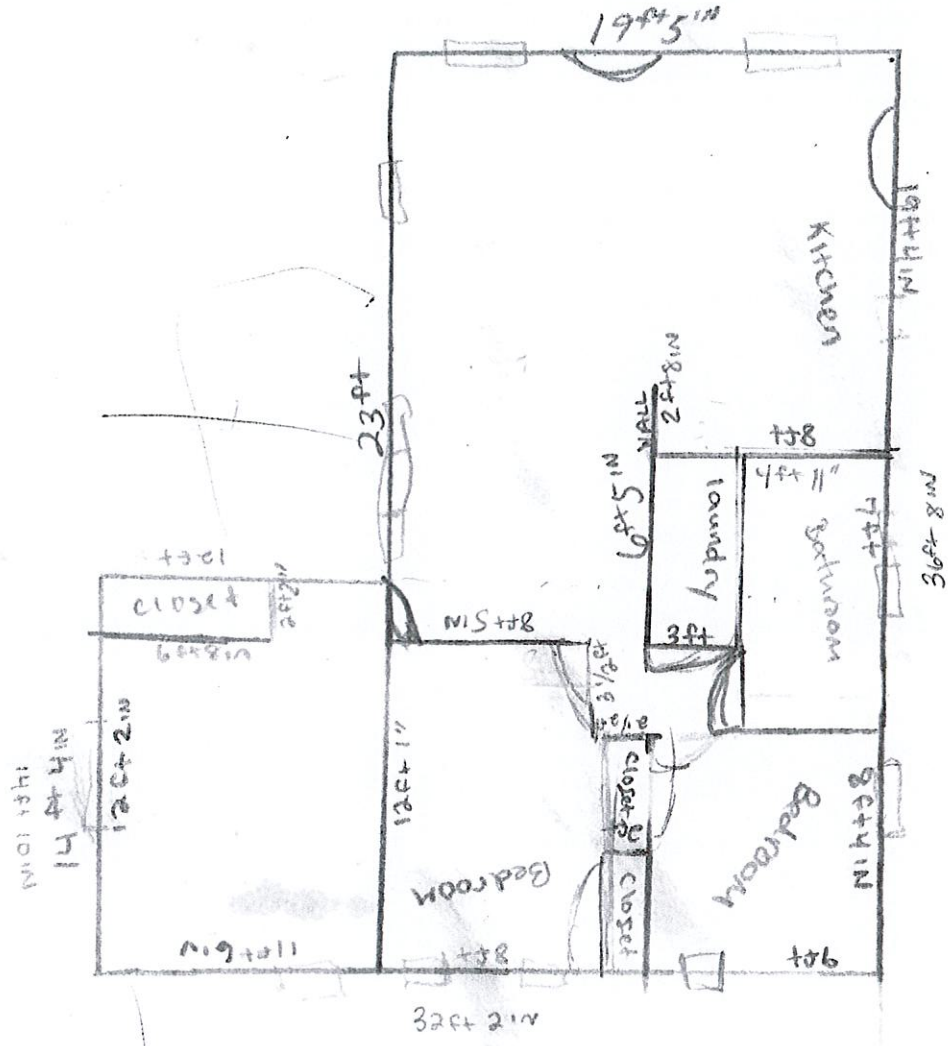
DRIVEWAY

DEER LN.

DRIVEWAY

Current

Deoria St



11ft x 2ft