

APPLICATION OR APEAL#: 42-21

**APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS**

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

1) Applicant: Caren Carpenter  
Mailing Address: 2 Elwell Road  
New Fairfield, CT Phone#: 203 648-0375  
Email: carenccarpenter@gmail.com

2) Premises located at: 3 Marlboro Rd. on the (N S E W) side of the street  
at approx. 200' feet (N S E W) from Fulton Drive (nearest intersecting road).

3) Property Owner Name: Taryn Notley & Barbara Fricke Notley  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 36 Block No.: 6 Lot No.: 8-10

5) Zone in which property is located: R-4A Area of Lot: .505 Acres

6) Dimensions of Lot: Frontage: 220' Average Depth: 100'

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? None shown in town land use file  
If so, give dates and application numbers: \_\_\_\_\_

10) Proposal for which variance is requested: Requesting to enlarge the existing dormers on the west side of the roof. There will be no change to the foot print.  
Hardship: Narrow lot with pre-existing conditions

#1

11) Date of Zoning Commission Denial: October 26, 2021

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

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

received  
9-29-2021 MR

Setbacks Requested: Front to: 40' to 13' Rear to: 50' to 26'  
Side to: 20' Side to: 20'

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: [Signature] DATE: 9/29/21

ZONING BOARD OF APPEALS  
NOV 8 1 2021  
PROPOSAL

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan White, Zoning Enforcement Officer

**DATE:** October 26, 2021

**PROPERTY OWNER:** Taryn Notley & Barbara Fricke Notley

**PROPERTY ADDRESS:** 3 Marlboro Road

**APPLICANT/AGENT:** Caren Carpenter

**MAILING ADDRESS:** 2 Elwell Road

**ZONING DISTRICT:** R-44 **MAP:** 36 **BLOCK:** 6 **LOT:** 8

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)

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

3.2.11-Minimum Lot Dimensions

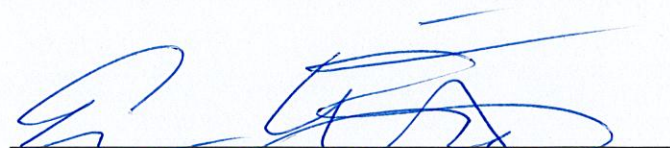
7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)

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

Barbara & Taryn Notley  
3 Marlboro 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.

Barb Notley

Barbara Notley

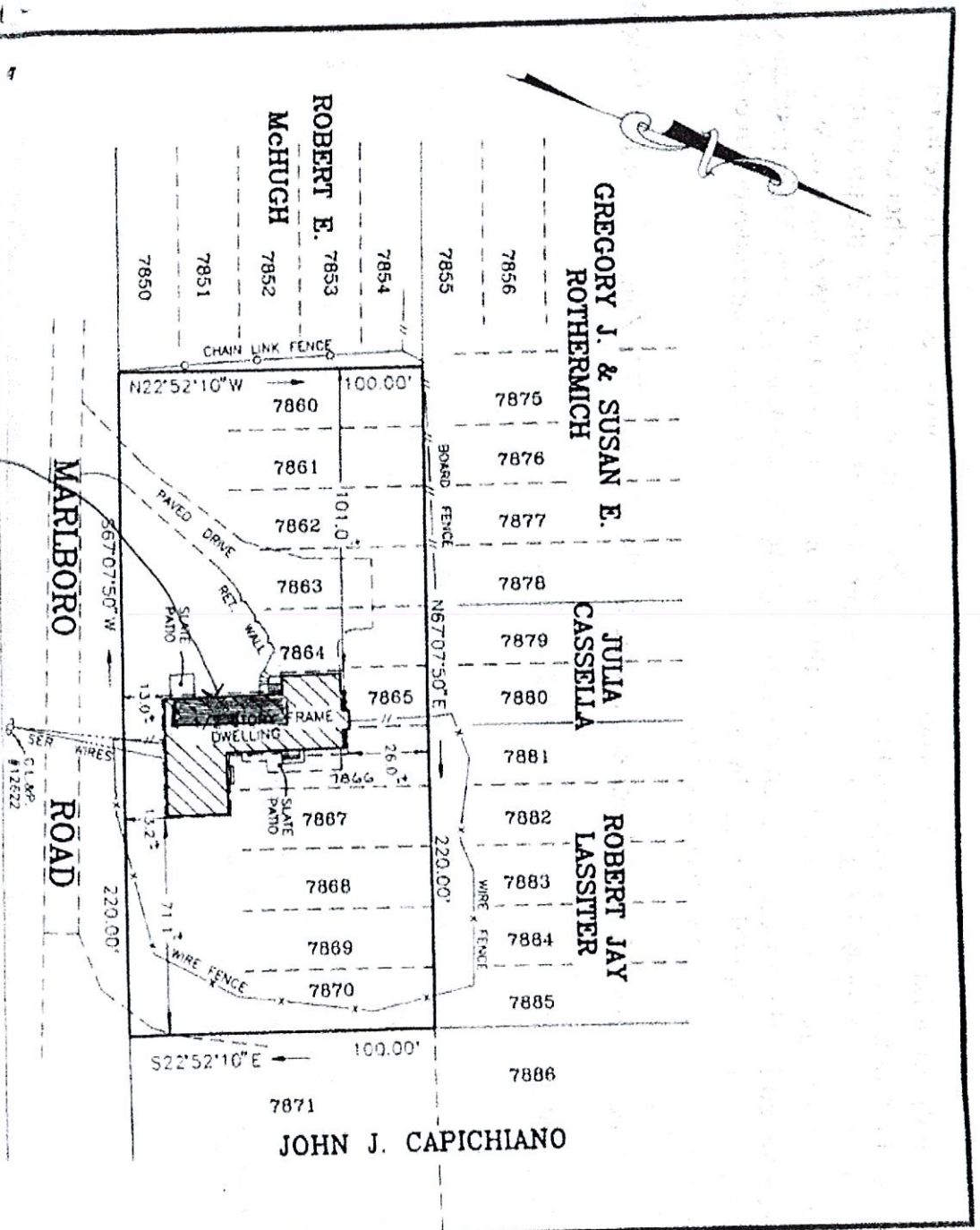
Date: September 27, 2021

Taryn Notley

Taryn Notley

Date: September 27, 2021





AREA OF ENLARGED PORTION

ZONING LOCATION SURVEY

PREPARED FOR

CHRIS & HEATHER QUIRK

AT

NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 40'

APRIL 7, 1997

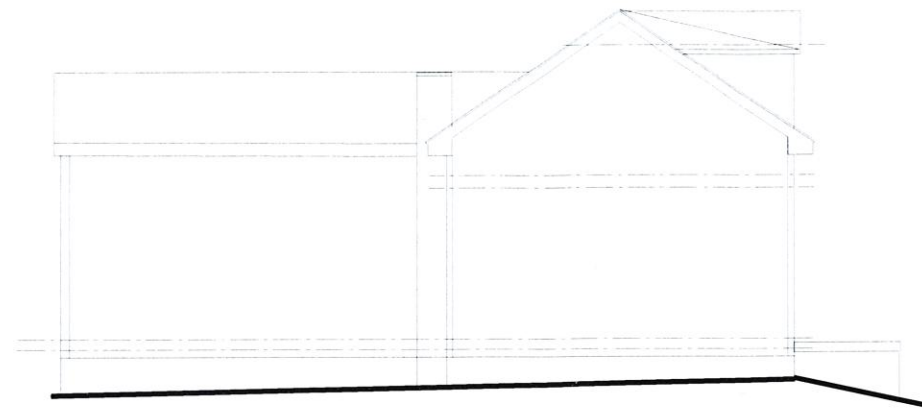
AREA = 0.505 ACRES

NOTES

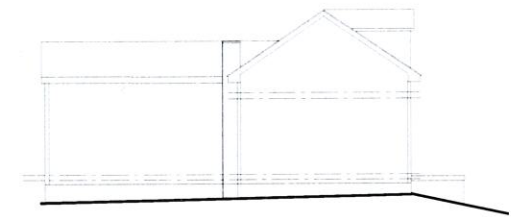
- 1 THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT REFERENCE CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2"
- 2 REFER TO MAP #155 & #163 NEW FAIRFIELD LAND RECORDS.
- 3 REFER TO VOL. 249, PG.228 NEW FAIRFIELD LAND RECORDS.
- 4 OFFSET DIMENSIONS ARE TO ROOF EAVES
- 5 REFER TO VARIANCE VOL. 267, PG. 65 NEW FAIRFIELD LAND RECORDS

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

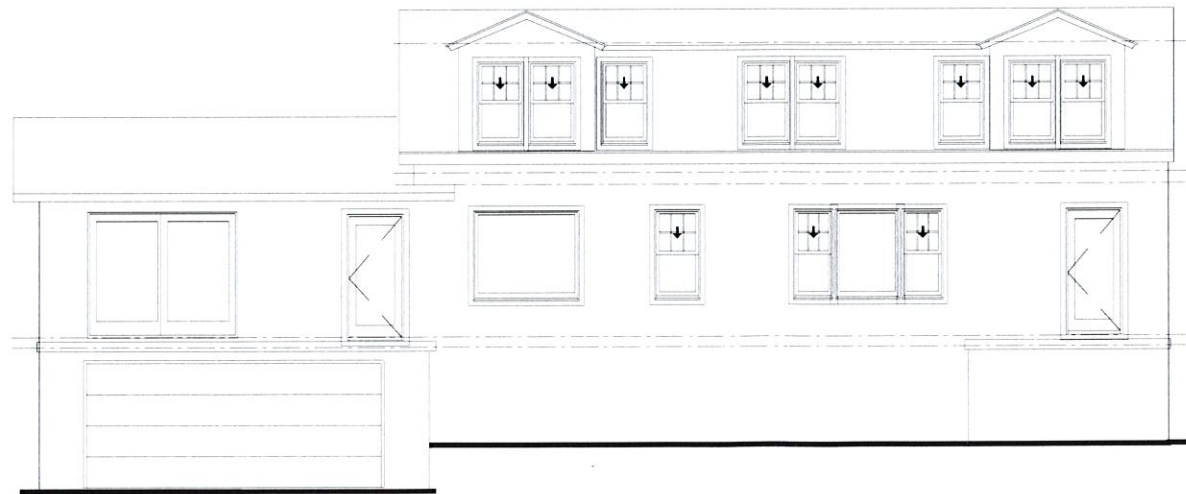
CHARLES C. FARNSWORTH L.L.S.  
 CONNL. REG. #15768  
 JOHN M. FARNSWORTH & ASSOCIATES, P.C.  
 NEW MILFORD, CONNECTICUT



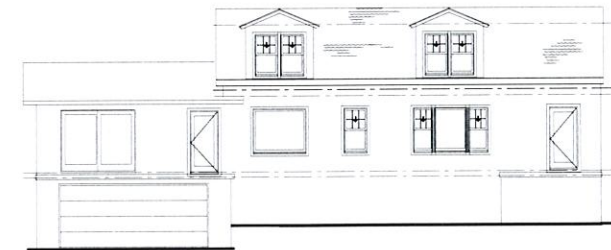
PROPOSED SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



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

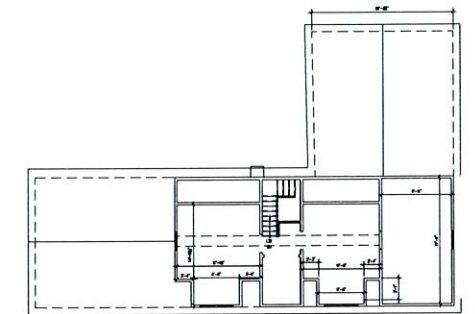


PROPOSED FRONT (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"

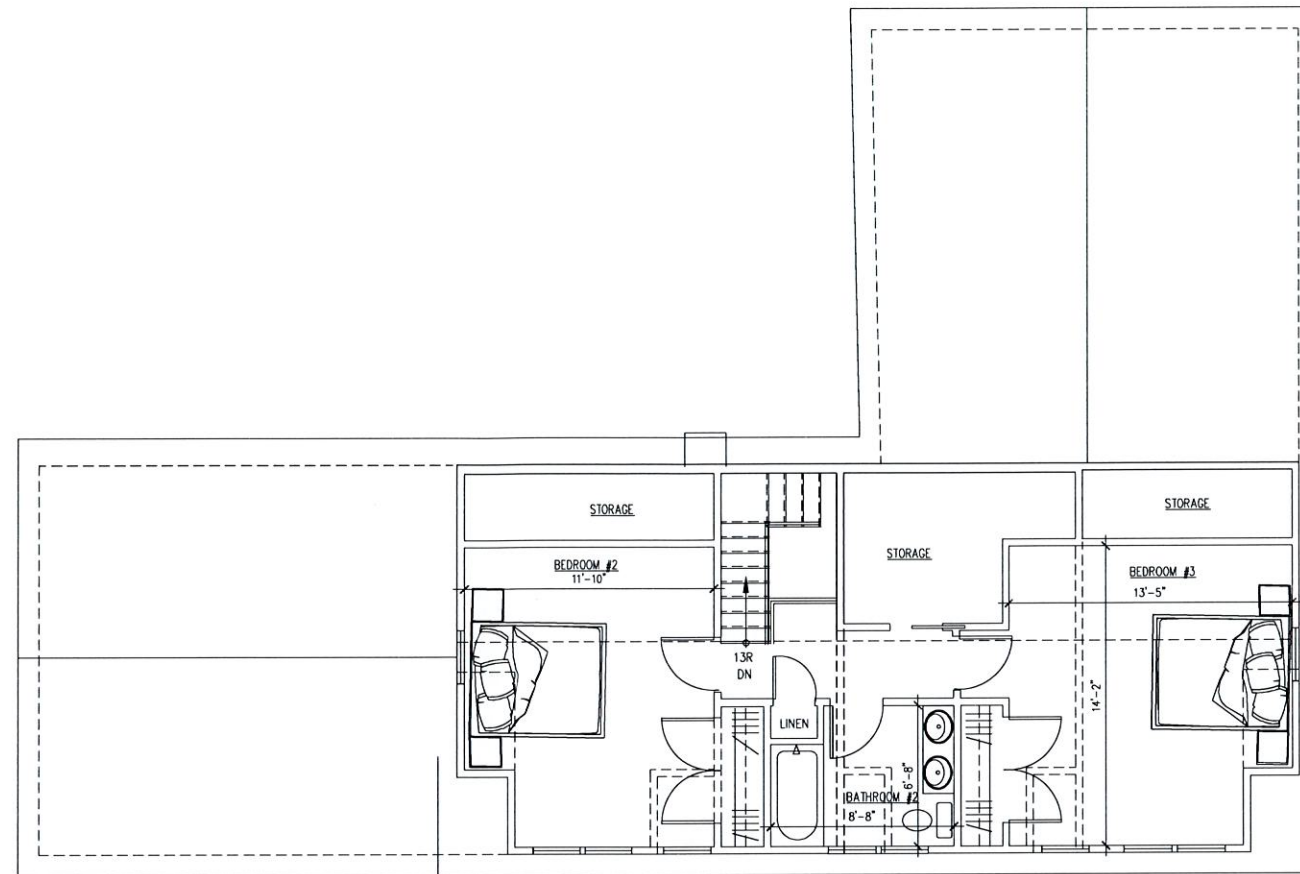


EXISTING FRONT (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"

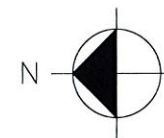
ISSUE DATES	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for:		DRAWN BY: CCC
	TARYN AND BARBARA NOTLEY		
	3 MARLBORO ROAD, NEW FAIRFIELD, CONNECTICUT		DRAWING NO.
	EXTERIOR ELEVATIONS		A-3
	SCALE: AS NOTED		
	 <b>CAREN CARPENTER ARCHITECT</b>		
	2 ELWELL ROAD, NEW FAIRFIELD, NY 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		



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




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



PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"

FILE NAME:  
PLOT SCALE:

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: TARYN AND BARBARA NOTLEY 3 MARLBORO ROAD, NEW FAIRFIELD, CONNECTICUT		
	 <b>CAREN CARPENTER</b> ARCHITECT 2 ELL WELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 644-0375 EMAIL: carencarpenter@gmail.com	UPPER FLOOR PLAN & DETAILS SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
		DRAWING NO.:	A-2