

APPLICATION OR APEAL#: 41-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Cord & Kelly Marlowe
Mailing Address: 25 Overlook Road
NF CT 06812 Phone#: (C) 404-769-0595 (K) 706-540-0017
Email: therealmarlowes@gmail.com

2) Premises located at: 25 Overlook Rd. on the (N SE / W) side of the street
at approx. 1,251 feet (N SE / W) from Summerhill Rd. (nearest intersecting road).

3) Property Owner Name: Cord & Kelly Marlowe
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 5 Lot No.: 62

5) Zone in which property is located: 1 Area of Lot: 0.3 AC

6) Dimensions of Lot: Frontage: 196.7' Average Depth: 92' (56.1-130')

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: Appeal #32-16 (11-8-16) / Appeal #9-80 (4-26-80)

10) Proposal for which variance is requested: Reduce rear property line setback to accommodate a 16' x 9' wooden deck & stairs. This gives basement room egress.

Hardship: Small lot w/severe topography & house built close to property lines make it challenging to build deck under current setbacks.

11) Date of Zoning Commission Denial: September 28, 2021

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

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

Setbacks Requested: Front to: — Rear to: 31.26' to 20'
Side to: — Side to: —

13) Use to be made of property if variance is granted: Wooden steps from basement bedroom to exterior of house

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: 9/27/21

PROPOSAL

OCT 21 2021

received
9-27-2021
4:25 PM

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: September 28, 2021

PROPERTY OWNER: Cord & Kelly Marlowe

PROPERTY ADDRESS: 25 Overlook Road

APPLICANT/AGENT: Cord & Kelly Marlowe

MAILING ADDRESS: 25 Overlook Road

ZONING DISTRICT: R-44 **MAP:** 45 **BLOCK:** 5 **LOT:** 62

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 (C)

3.2.11-Minimum Lot Dimensions

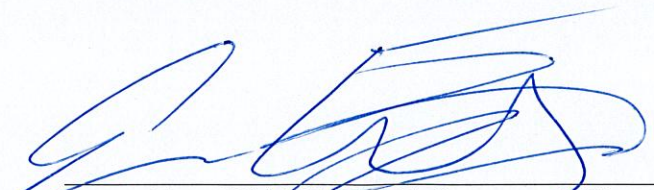
7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)

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.



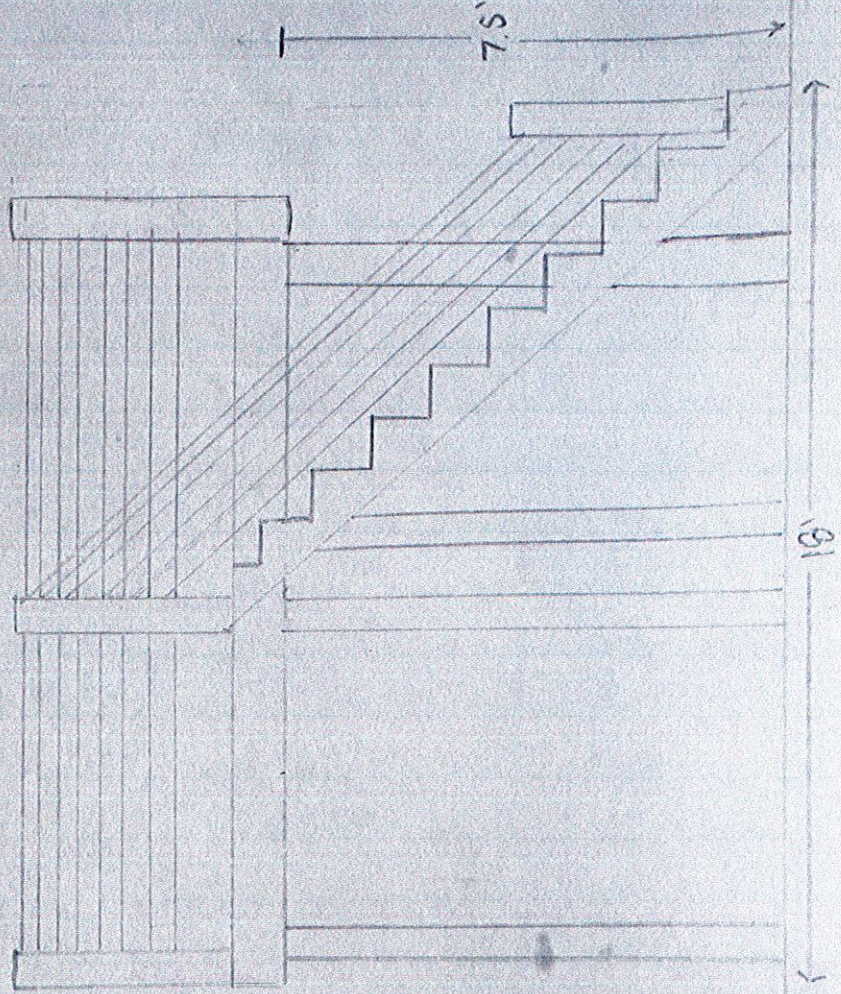
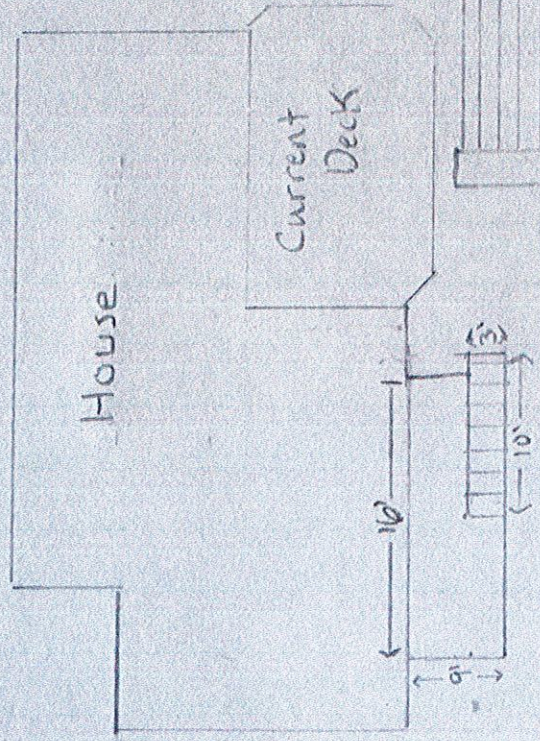
Evan White, Zoning Enforcement Officer
Town of New Fairfield

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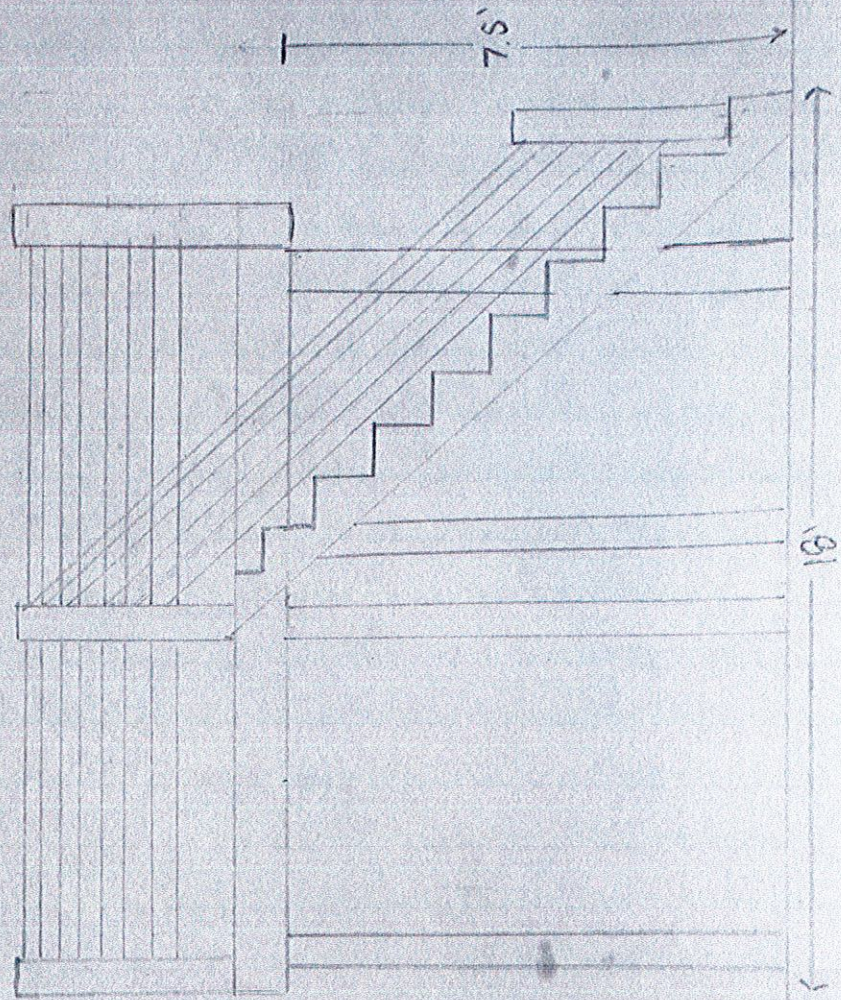
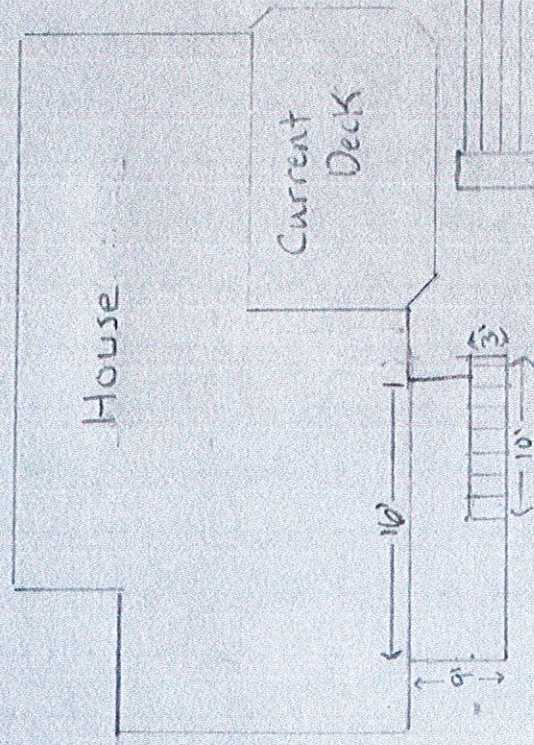


Overall Deck: 10' x 9'
Stairs: 3' x 10'
Height: 7.5'

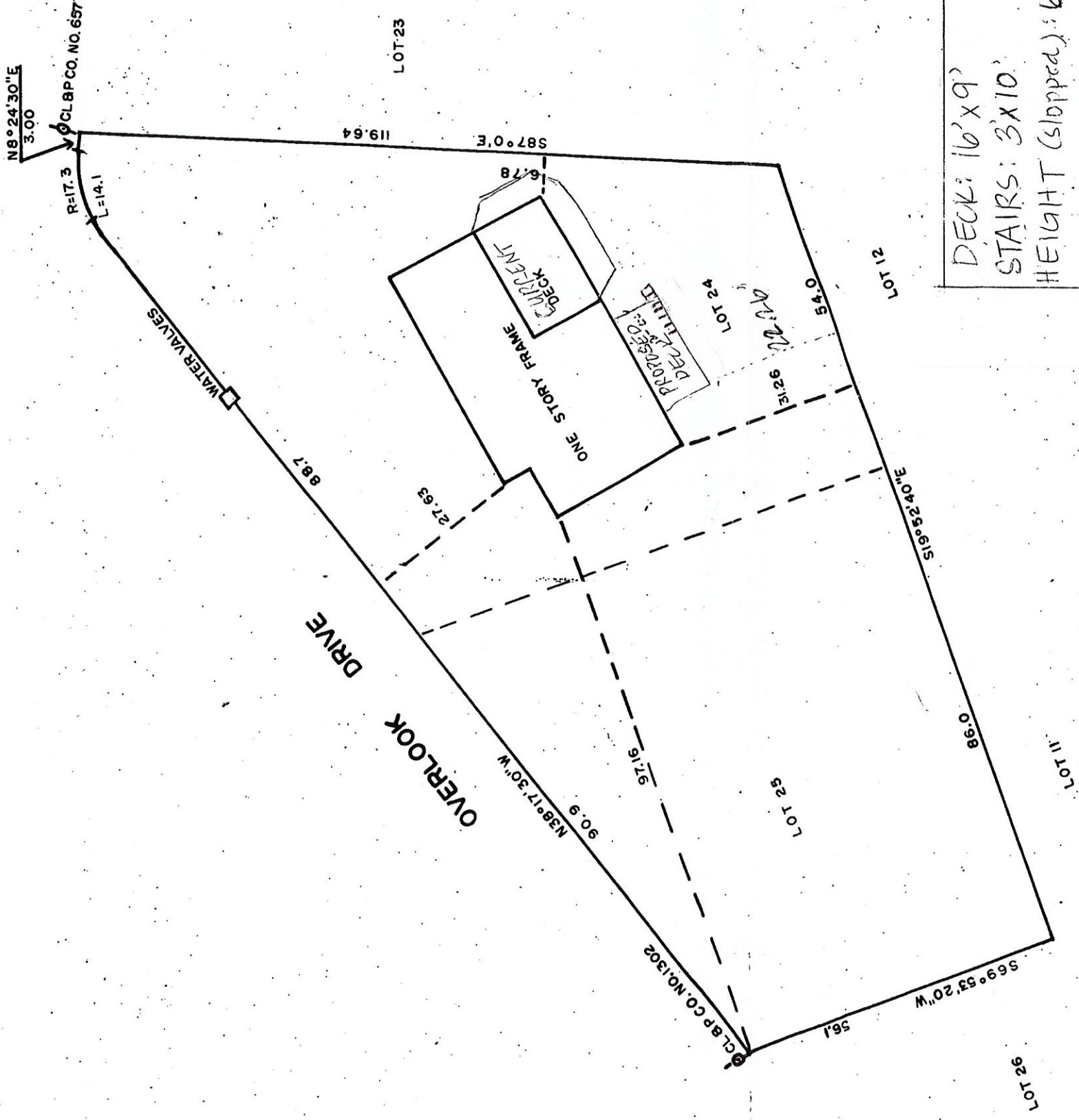
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Overall Deck: 18' x 9'
Stairs: 3' x 10'
Height: 7.5'



DECK: 16'x9'
STAIRS: 3'x10'
HEIGHT (slopped): 6'-7.5'
*requesting 20' rear set back

**PLOT PLAN FOR
FRED & ENES DeFRANCESCH
LOT NO. 24 & 25
OVERLOOK DRIVE
CANDLEWOOD KNOLLS
NEW FAIRFIELD, CONNECTICUT**

SCALE: 1" = 20'
7/8" = 20'

Home owner changed scale
to 7/8"

Cord Marlone
cm

Thomas Thane
SURVEYOR

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I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-2 survey as defined in the Code of Practices for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

REF. MAP NO. 100N.F.L.R.

SURVEYOR

APRIL 17, 1980

OCT 21 2021

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