

APPLICATION OR APEAL#: 45-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: MONICA AYALA  
Mailing Address: 19 WILLIAMS ROAD - NEW FAIRFIELD  
Phone#: 203-241-8595  
Email: Monicaayala79@sbcglobal.net

2) Premises located at: 6 DARIEN ROAD on the (N S E W) side of the street  
at approx. 0 FT feet (N S E W) from KINGSTON (nearest intersecting road).

3) Property Owner Name: MONICA AYALA  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 35 Block No.: 2 Lot No.: 3

5) Zone in which property is located: R-4-4 Area of Lot: 12890 SF

6) Dimensions of Lot: Frontage: 228.90 Average Depth: 110

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? YES

9) Have any previous applications been filed with ZBA on this property? NONE

If so, give dates and application numbers: X

10) Proposal for which variance is requested: CHANGE SHAPE OF EXISTING PORTICO 4x8

Hardship: PRE-EXISTING NONE CONFORMING CORNER SHALLOW - NARROW LOT

11) Date of Zoning Commission Denial: November 17, 2021

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

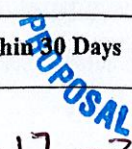
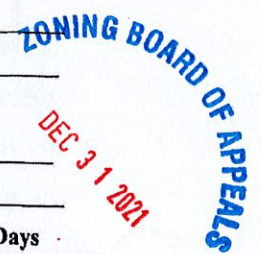
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 40 FT \* 21.4' Rear to: \_\_\_\_\_  
Side to: \_\_\_\_\_ Side to: \_\_\_\_\_

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

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: 11-17-21



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan G. White, Zoning Enforcement Officer  
**DATE:** November 18, 2021  
**PROPERTY OWNER:** Monica Ayala  
**PROPERTY ADDRESS:** 6 Darien Road  
**APPLICANT/AGENT:** Monica Ayala  
**MAILING ADDRESS:** 19 Williams Road  
**ZONING DISTRICT:** R-44    **MAP:** 35    **BLOCK:** 2    **LOT:** 3

Please be advised that the applicant would like to (See Application for Description).

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

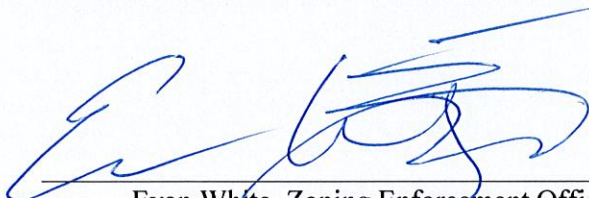
Sections:

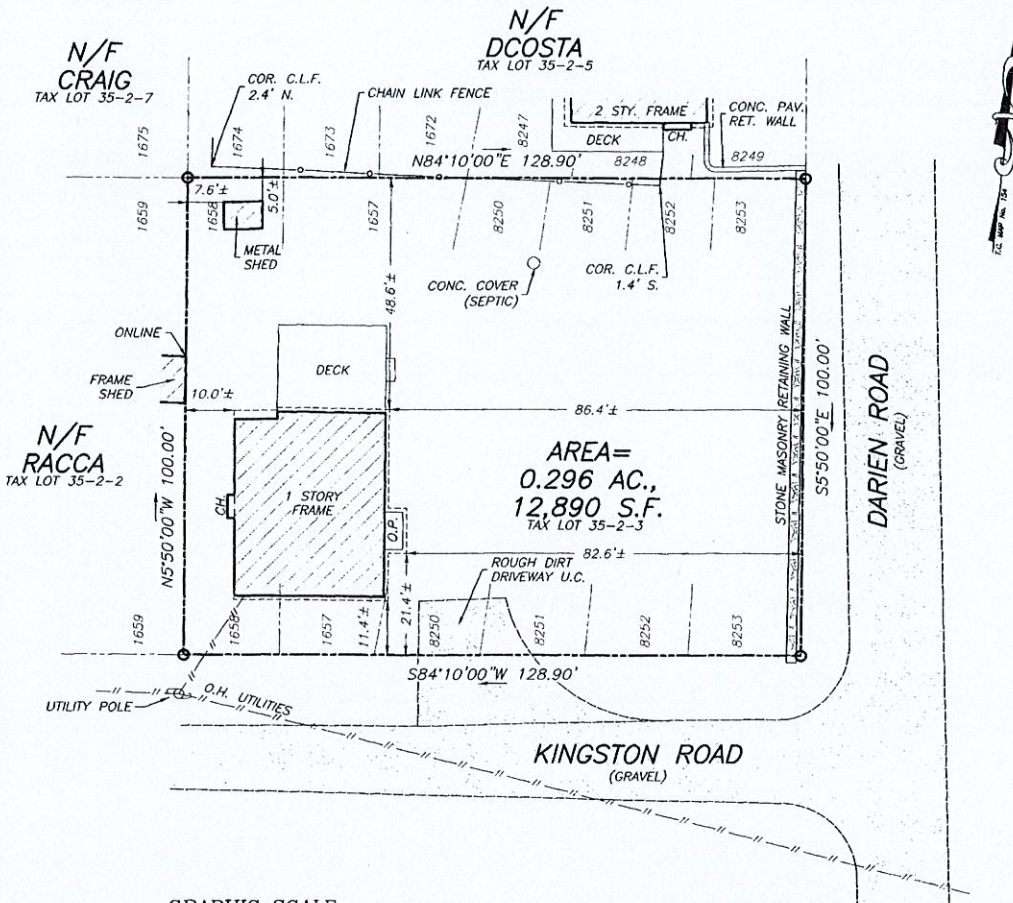
- 3.2.5-Minimum Lot Area & Frontage (A)
- 3.2.6-Minimum Building & Structure Setbacks (A)
- 3.2.11-Minimum Lot Dimensions
- 7.1.12-Improved Lots Not In a Validated or Approved Subdivision
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B)

**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.**

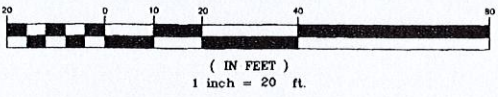
**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

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

  
\_\_\_\_\_  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield



GRAPHIC SCALE



ZONING TABLE - R44 (ZONE 1)				
	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%	
ALLOWABLE	43560	2578 20.0%	3223	25.0%
EXISTING	12890	1269 9.8%	1515	11.8%

**REVISIONS**

DATE	DESCRIPTION	BY

**CERTIFICATION**

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A LIMITED BOUNDARY PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 154 & 166A ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

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

*Evan J. Fogie*  
EVAN J. FOGIE, P.L.S. CT. LICENSE NO. 70432

**PLOT PLAN / PROPERTY SURVEY**  
PREPARED FOR  
**MONICA AYALA**  
BEING  
**LOTS 8250 THRU 8253**  
(T.C. MAP No. 153)  
AND  
**LOTS 1657 & 1658**  
(T.C. MAP No. 166A)  
ALSO KNOWN AS  
**6 DARIEN ROAD**  
SITUATE IN THE  
**TOWN OF NEW FAIRFIELD FAIRFIELD CO., CT.**  
**SCALE: 1" = 20'**  
NOVEMBER 4, 2021  
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**SURVEYOR'S SEAL**

**MAP NOTES**

- THIS SURVEY WAS CONDUCTED ON THE GROUND ON NOVEMBER 4, 2021.
- PROPERTY LOCATED IN R-44 (ZONE 1) ZONING DIS
- PROPERTY SUBJECT TO COVENANTS AND RESTRICT OF RECORD.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
- REFERENCES MADE TO TOWN CLERK MAP No. 154 & 166A, AS WELL AS BOOK 529 PAGE 233.
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEY EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL CONSIDERED TO BE VALID, TRUE, COPIES.