

APPLICATION OR APEAL#: 47-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: MARK DAVIS
Mailing Address: 29 Deer Run New Fairfield CT 06812
Phone#: 201-788-7671
Email: MARK.DAVIS@CT-INC.COM

2) Premises located at: 29 Deer Run on the (N S E W) side of the street
at approx. 1,800 feet (N S E W) from SUNSET TRAIL (nearest intersecting road).

3) Property Owner Name: MARK & CHRISTINE DAVIS

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 126 (10B)

5) Zone in which property is located: R-44 Area of Lot: 9,126 Sqft .21 Acres

6) Dimensions of Lot: Frontage: 89' Average Depth: 100'

7) Do you have any Right of Ways or Easements on the property? ON CANDLEWOOD LAKE

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: WE ARE REQUESTING TO BUILD AND EXTEND OUR EXISTING DECK TO MATCH THE WIDTH OF THE HOUSE. (SEE ATTACHED)

* Hardship: 29 DEER RUN IS A PRE-EXISTING, NON-CONFORMING LOT WITH SIGNIFICANT SLOPE & LEDGE THROUGHOUT THE PROPERTY. IT IS ALSO A NARROW & SHALLOW LOT.

11) Date of Zoning Commission Denial: NOVEMBER 18, 2021

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

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

Setbacks Requested: Front to: 50' NR Rear to: 50' To 20'
Side to: 2 NR Side to: NR

13) Use to be made of property if variance is granted: To build deck - 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: [Signature] DATE: 11/16/21



PROPOSAL



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: November 18, 2021
PROPERTY OWNER: Mark Davis
PROPERTY ADDRESS: 29 Deer Run (C.I.)
APPLICANT/AGENT: Mark Davis
MAILING ADDRESS: 29 Deer Run (C.I.)
ZONING DISTRICT: R-44 **MAP:** 15 **BLOCK:** 1 **LOT:** 126

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 (C)
- 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.

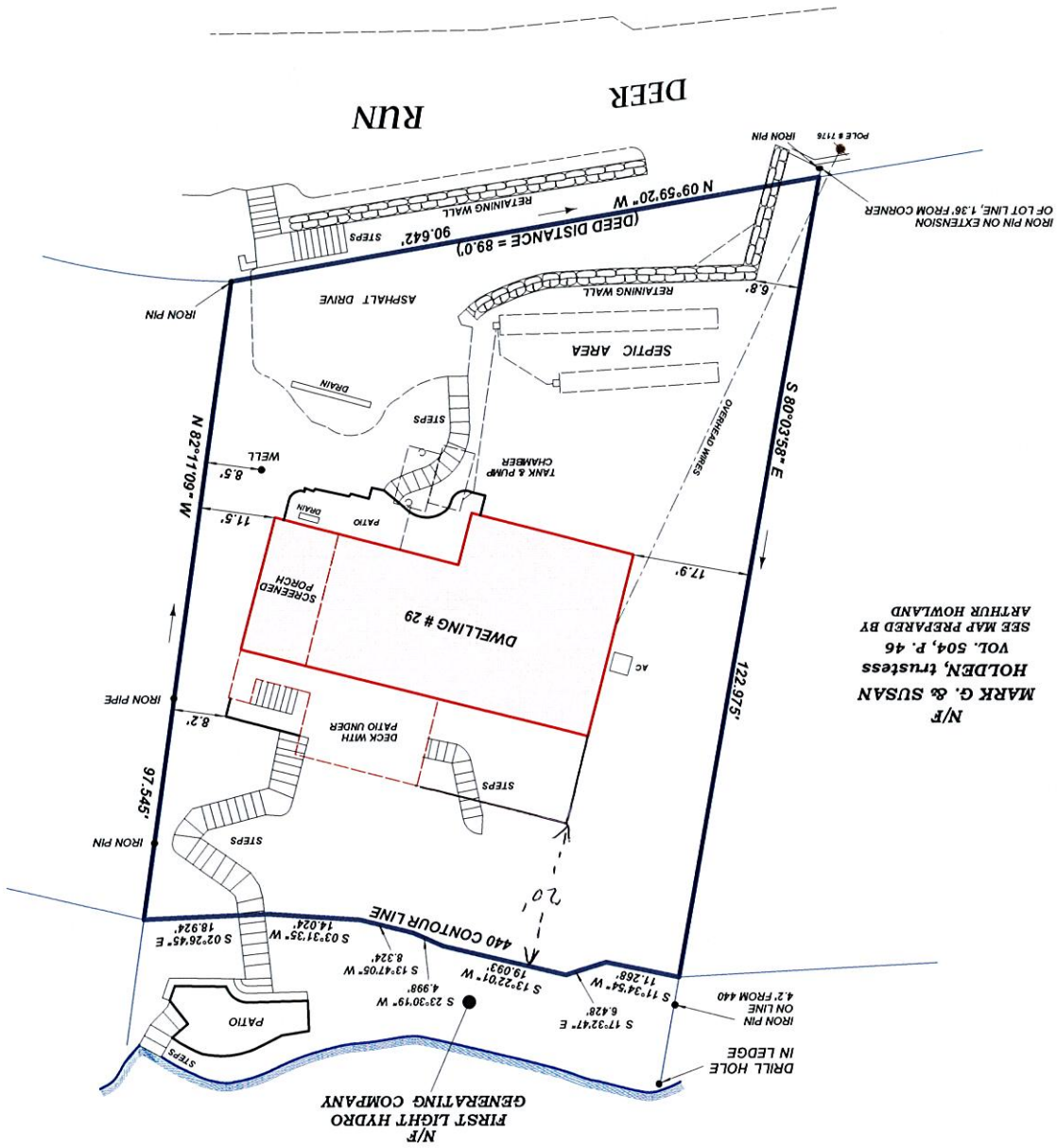
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

Plot Plan
29 Deer Run

LAKE CANDLEWOOD

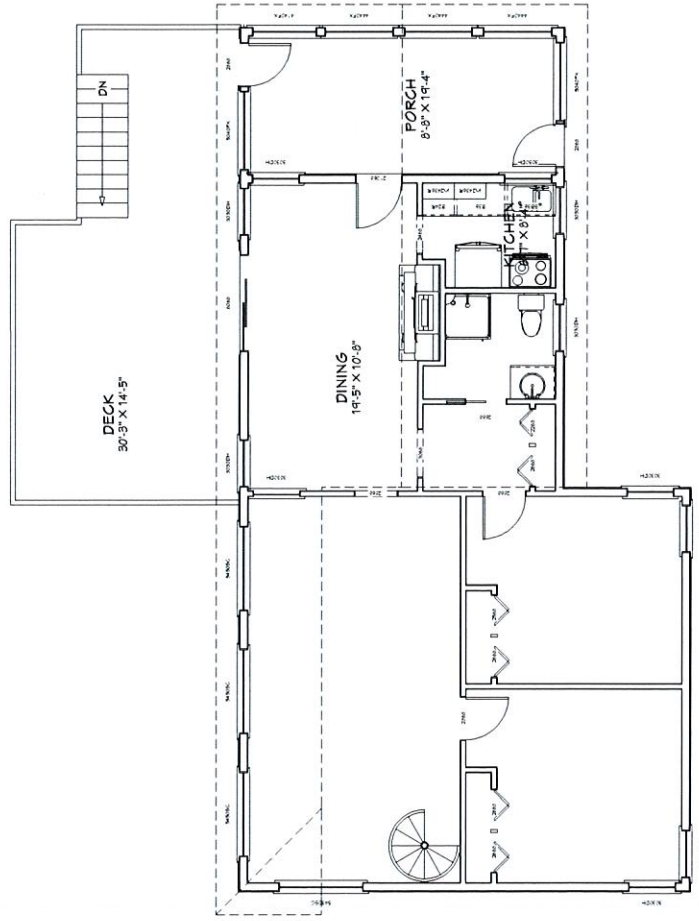


N/F
MARK G. & SUSAN
HOLDEN, trustees
VOL. 504, P. 46
SEE MAP PREPARED BY
ARTHUR HOWLAND

N/F
FIRST LIGHT HYDRO
GENERATING COMPANY

Current Floor Plan with Existing Deck

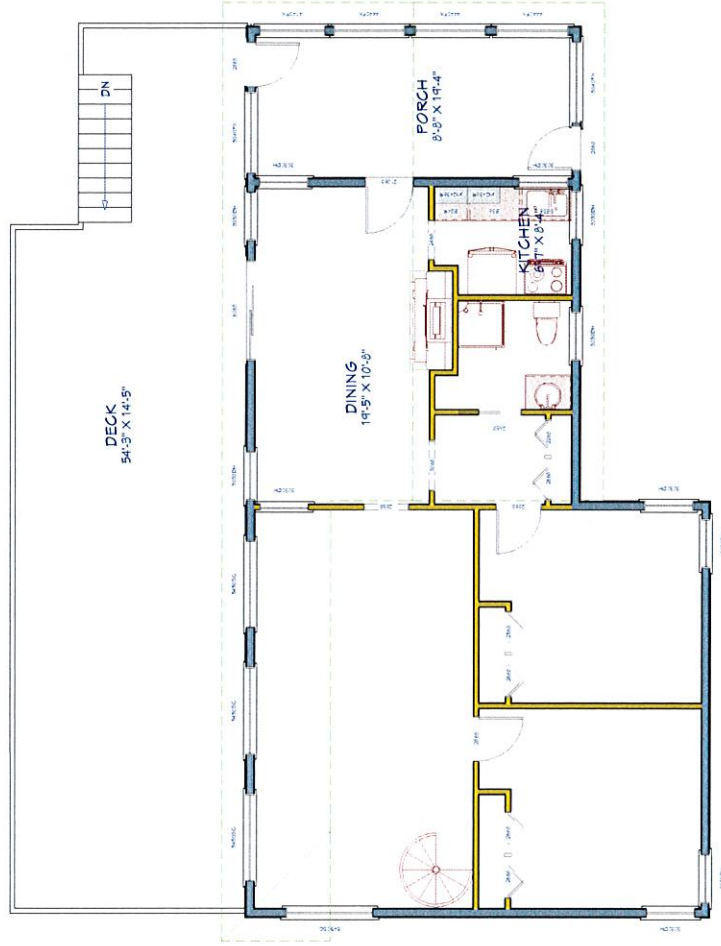
29 Deer Run - Deck



LIVING AREA
1117.50 FT

Current Floor Plan with Proposed Deck

29 Deer Run - Deck



LIVING AREA
1117 SQ. FT.

Elevations
29 Deer Run - Deck



Rendering
29 Deer Run - Deck

