

APPLICATION OR APEAL#: 48-21

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

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

1) Applicant: Karen Ross  
Mailing Address: 19 North Beach Drive, New Fairfield, CT 06812  
Phone#: (203)209-4926  
Email: kjr2222@yahoo.com

2) Premises located at: 19 North Beach Drive on the (N S E W) side of the street  
at approx. 130 feet (N S E W) from CT Route 39 (nearest intersecting road).

3) Property Owner Name: Karen Ross

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 40 Block No.: 4 Lot No.: 27-28

5) Zone in which property is located: R-44 Area of Lot: 4,356 sf (0.1 acres)

6) Dimensions of Lot: Frontage: 50 ft Average Depth: 100 ft

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: Application #29-10 dated 11/11/2010 & Application #30-21 dated 07/21/21

10) Proposal for which variance is requested: Side setback to 9ft and rear setback to 22ft for the purpose of constructing a 6'x12' extension to the existing deck, proposed plans attached to application.

The proposed deck extension will extend over the existing concrete patio and square off to the corner of the house.

Hardship: Pre-existing non-comforming narrow lot makes it impossible to meet setbacks.

11) Date of Zoning Commission Denial: \_\_\_\_\_

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

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

3.2.5 A; 3.2.5 B; 3.2.6 B; 3.2.6 C; 3.2.7; 3.2.11; 7.2.3 A; 7.2.3 B

Setbacks Requested: Front to: \_\_\_\_\_ Rear to: ±22ft

Side to: ±9ft Side to: \_\_\_\_\_

13) Use to be made of property if variance is granted: Remain 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: Karen Ross DATE: 11/15/2021

#1

ZONING BOARD OF APPEALS  
JAN 20 2022

PROPOSAL

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan G. White, Zoning Enforcement Officer  
**DATE:** December 29, 2021  
**PROPERTY OWNER:** Karen Ross  
**PROPERTY ADDRESS:** 19 North Beach  
**APPLICANT/AGENT:** Karen Ross  
**MAILING ADDRESS:** 19 North Beach  
**ZONING DISTRICT:** R-44    **MAP:** 40    **BLOCK:** 4    **LOT:** 27-28

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:

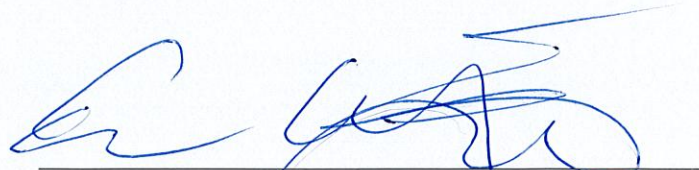
Sections:

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

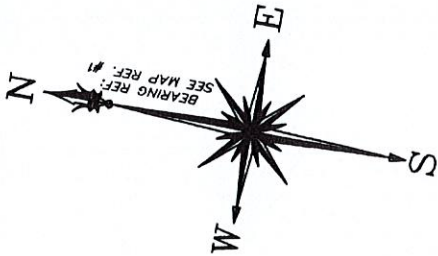
November 19, 2021

To whom it may concern,

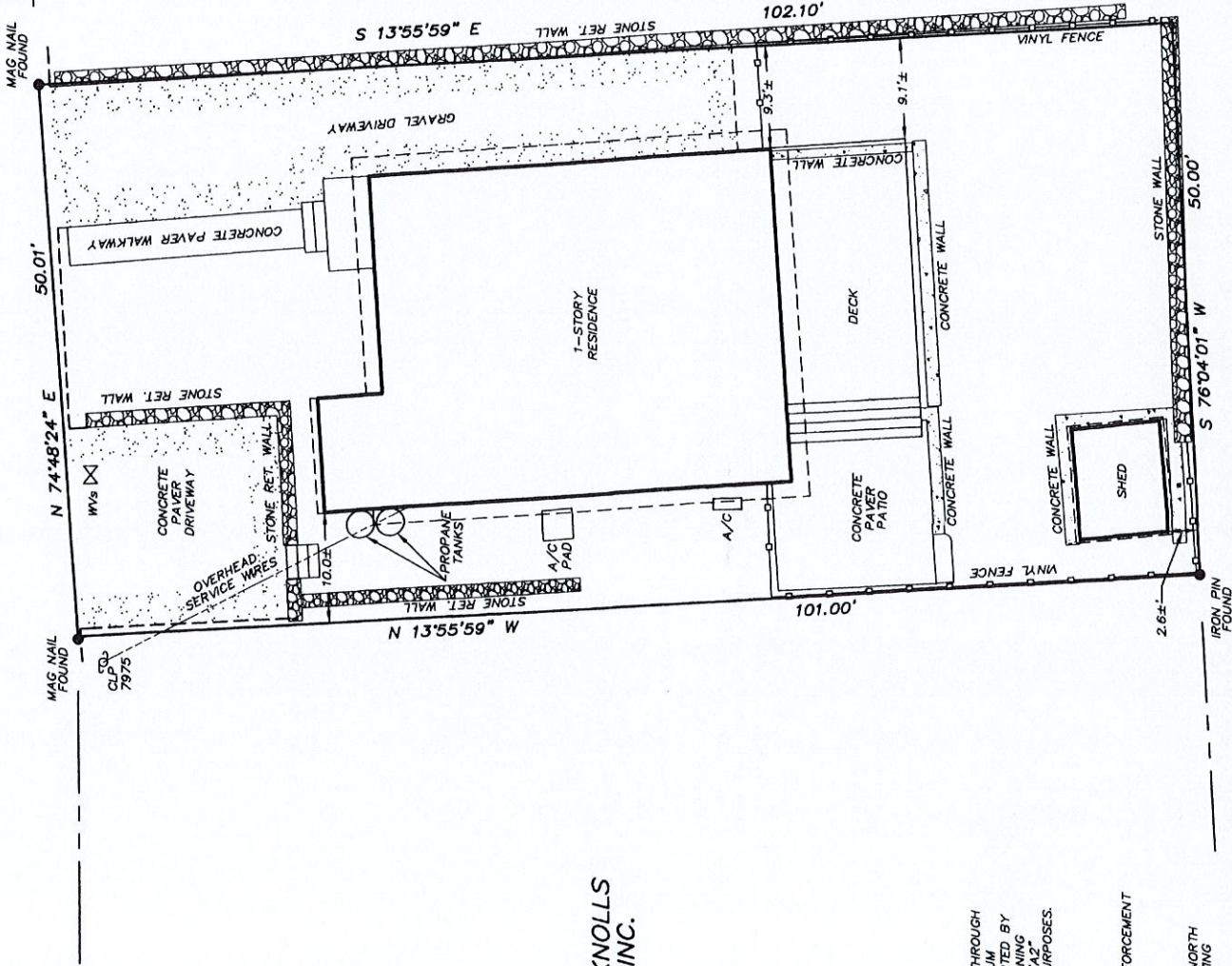
I am reapplying for a previously granted variance on my property at 19 North Beach Drive.

I was instructed to re-apply and resubmit so that a clerical error on the side setback can be updated for the public records.

Thank You,  
Karen J Ross and Lawrence A Ross  
19 North Beach Drive  
New Fairfield, Ct



**NORTH BEACH DRIVE**



N/F  
DALE RUTH ST  
MICHAEL T ST.

ZONING LO  
PREI  
KARE

**BUILDING AREA = 24% ± S.F.**  
BUILDING AREA INCLUDES: 1-STORY RESIDENCE AND SHED

**IMPERVIOUS SURFACES = 57% ± S.F.**

IMPERVIOUS SURFACES INCLUDES: 1-STORY RESIDENCE, SHED, CONCRETE PAVER DRIVEWAY, STONE RET. WALLS, CONCRETE PAVER WALKWAY, GRAVEL DRIVEWAY, CONCRETE PAVER PATIO, A/C, A/C PAD, AND STONE/CONCRETE WALLS

N/F  
CANDLEWOOD KNOLLS  
COMMUNITY INC.

**AREA:**  
5.077± S.F.  
0.117± ACRES

**NOTES:**

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. BEARING TO CLASS "A2" LOCATION SURVEY, BASED ON A DEFERRED RESURVEYING TO CLASS "A2" ACCURACY AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PURPOSES. PROPERTY IS DEPICTED AS LOT 40-4-27&28 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN "R-44" ZONE.  
ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP #101 ON FILE IN THE TOWN CLERKS OFFICE  
MAP REFERENCE #1 "AS BUILT SURVEY" FOR JOHN F. & DEBORAH J. CASEY 19 NORTH BEACH ROAD NEW FAIRFIELD, CONNECTICUT, PREPARED BY B & B LAND SURVEYING ROBERT R. WEAVER, R.L.S. MIDDLETOWN, CONNECTICUT, DATED JUNE 1, 2010.

06812

**New Fairfield Zoning Board of Appeals  
4 Brush Hill Road  
New Fairfield, Connecticut 06812**

**VARIANCE**

Pursuant to the requirement of the Connecticut General Statutes, the Zoning Board of Appeals of the Town of New Fairfield hereby gives notice that it has granted a Variance of the Zoning Regulations as more particularly set forth below:

**RECORD OWNER OF PROPERTY:** Lawrence and Karen Ross

**PROPERTY LOCATED AT:** 19 North Beach Drive

**ZONING DISTRICT:** R-44; Map: 40; Block: 4; Lot: 27&28

**VARIANCE DESCRIPTION:** Side setbacks to 13' and 11.29' and a rear setback to 22' to allow a deck addition per the plans as submitted to the Zoning Board of Appeals on July 21, 2021.

**ZONING SECTIONS VARIED:** 3.2.5A&B, 3.2.6B, 3.2.6C, 3.2.8, 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E

I hereby certify that the Zoning Board of Appeals of the Town of New Fairfield approved this variance on July 21, 2021.

Application # 30-21

Dated: July 21, 2021

*Joseph DePaul*

Joseph DePaul, Chairman  
Zoning Board of Appeals



AUG 12 2021

Received for Record

at 12:19 p.m. and recorded by

Pamela J. Dohan Clerk, New Fairfield, CT

*Pamela J. Dohan - ATC*