

APPLICATION OR APEAL#:

50-21

ZONING BOARD OF APPEALS
JAN 20 2022

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Connor Roscoe
Mailing Address: 13 Candlewood Rd, New Fairfield CT 06812
Phone#: (203) 848 8682
Email: Connor.r.roscoe@gmail.com

2) Premises located at: 13 Candlewood Rd on the (N S E W) side of the street
at approx. 355 feet (N S E W) from Crossway (nearest intersecting road).

3) Property Owner Name: Robert Roscoe
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 39 Block No.: 1 Lot No.: 40

5) Zone in which property is located: 1 Area of Lot: 8,169 sqft

6) Dimensions of Lot: Frontage: 80' Average Depth: 104'

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: # 05-10 # 21-10

10) Proposal for which variance is requested: Replace existing damaged retaining wall, with new concrete wall. Ranges 4' to 10' tall. Fix catch basin in street, install carport on new extended driveway

Hardship: Pre existing non conforming lot, sever slope on narrow shallow lot w/ significant outcropping ledge on West side

11) Date of Zoning Commission Denial: December 29, 2021

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

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

Setbacks Requested: Front to: 40' to 7'-5" Driveway Rear to: Front 40' to 2'-10" Carport
West Side to: 20' to 1" Side to: 20' to 2'-0"

#3

13) Use to be made of property if variance is granted: Residential parking driveway

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: 12-13-21

received
12-13-21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: December 29, 2021

PROPERTY OWNER: Robert Roscoe

PROPERTY ADDRESS: 13 Candlewood Road

APPLICANT/AGENT: Robert Roscoe

MAILING ADDRESS: 13 Candlewood Road

ZONING DISTRICT: R-44 MAP: 39 BLOCK: 1 LOT: 40

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:

3.0.5-Private Permanent Detached Garages (C)

3.2.5-Minimum Lot Area & Frontage

3.2.6-Minimum Building & Structure Setbacks (A+B+C)

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions

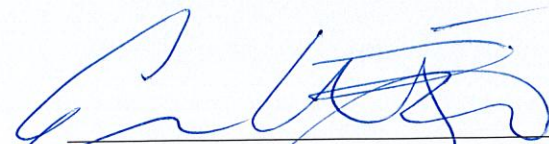
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+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.

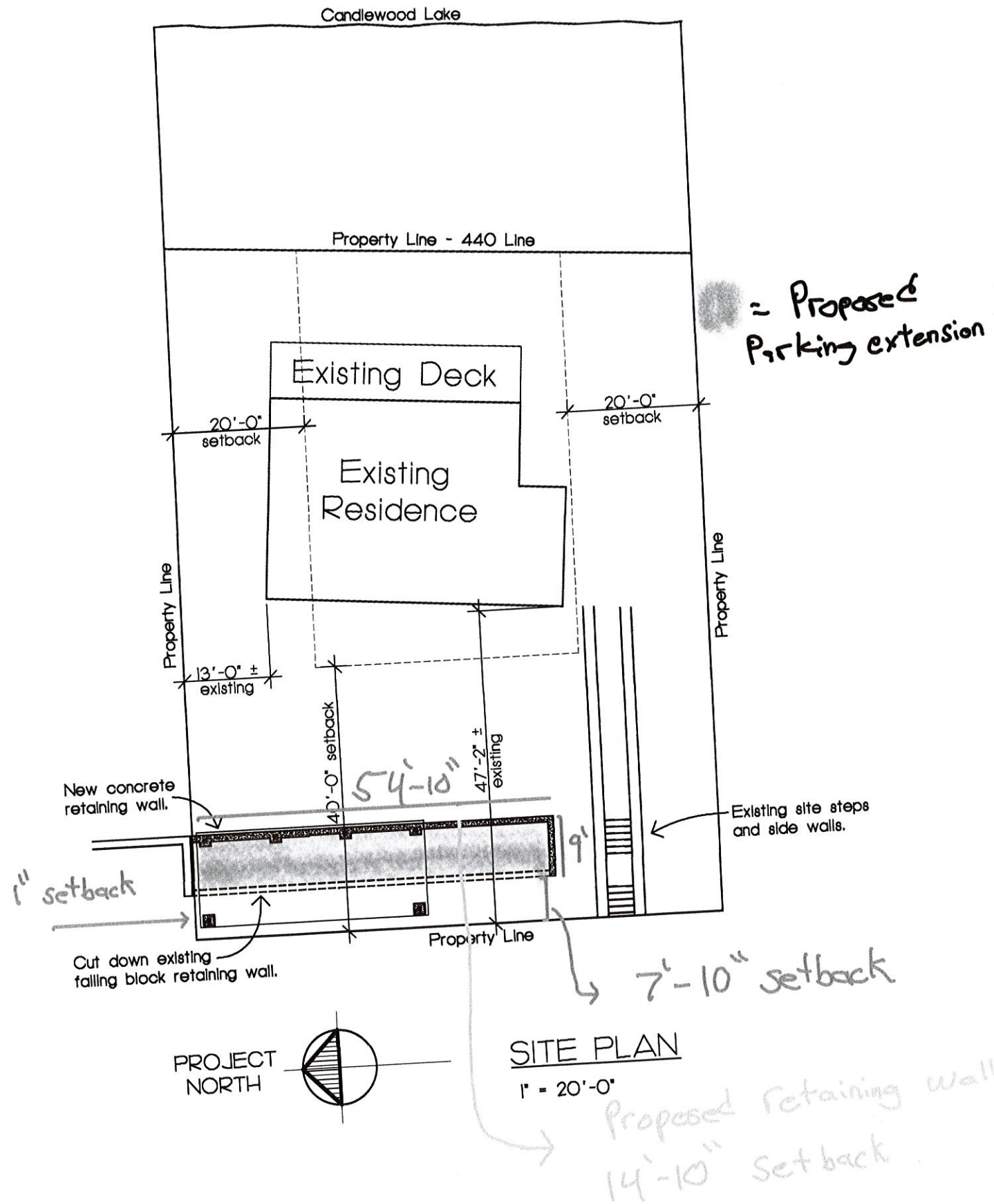
THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

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



Evan White, Zoning Enforcement Officer
Town of New Fairfield

Parking Area Detail





Photos of Existing Conditions of Retaining wall at 13 Candlewood Rd

The wall, drain and pavement need repair and the proposed plan is to make the new wall match the neighbors design, height, and depth.

