

APPLICATION OR APPEAL#: 05-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: KATHERINE R. CONSIGLIO
Mailing Address: 19 SANDREWOOD ROAD
Phone#: 703-312-0700
Email: KRCONSIG@gmail.com

2) Premises located at: 39 SANDREWOOD DRIVE on the (N S E W) side of the street
at approx. 1000 feet (N S E W) from FIELD AVE & DEAR MOUNTAIN RD (nearest intersecting road).

3) Property Owner Name: KATHERINE R. CONSIGLIO
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 39 Block No.: 6 Lot No.: (30-33) 29/32

5) Zone in which property is located: R-44 Area of Lot: 17,771 sq ft

6) Dimensions of Lot: Frontage: 134' Average Depth: 120'

7) Do you have any Right of Ways or Easements on the property? (Prior easement re: Well shared)

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: N/A

10) Proposal for which variance is requested: ATTACHED

Hardship: ATTACHED

11) Date of Zoning Commission Denial: January 25, 2022

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

Zoning Regulations (sections): See attached Non-Compliance Letter 3.0.2.A

Setbacks Requested: Front to: 29.6' (40' req'd) Rear to: 22.7'
Side to: NA Side to: NA

13) Use to be made of property if variance is granted: SINGLE FAMILY DWELLING

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: 1/10/2022

#5

received
1-24-22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: January 25, 2022

PROPERTY OWNER: Katherine R. Consiglio

PROPERTY ADDRESS: 39 Candlewood Drive

APPLICANT/AGENT: Katherine R. Consiglio

MAILING ADDRESS: 39 Candlewood Drive

ZONING DISTRICT: R-44 MAP: 39 BLOCK: 6 LOT: 29

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:

3.0.6-Swimming Pools (B)

3.2.5-Minimum Lot Area & Frontage (A+B)

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

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions

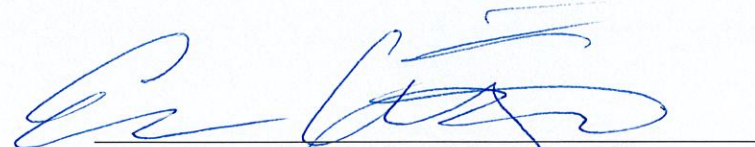
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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

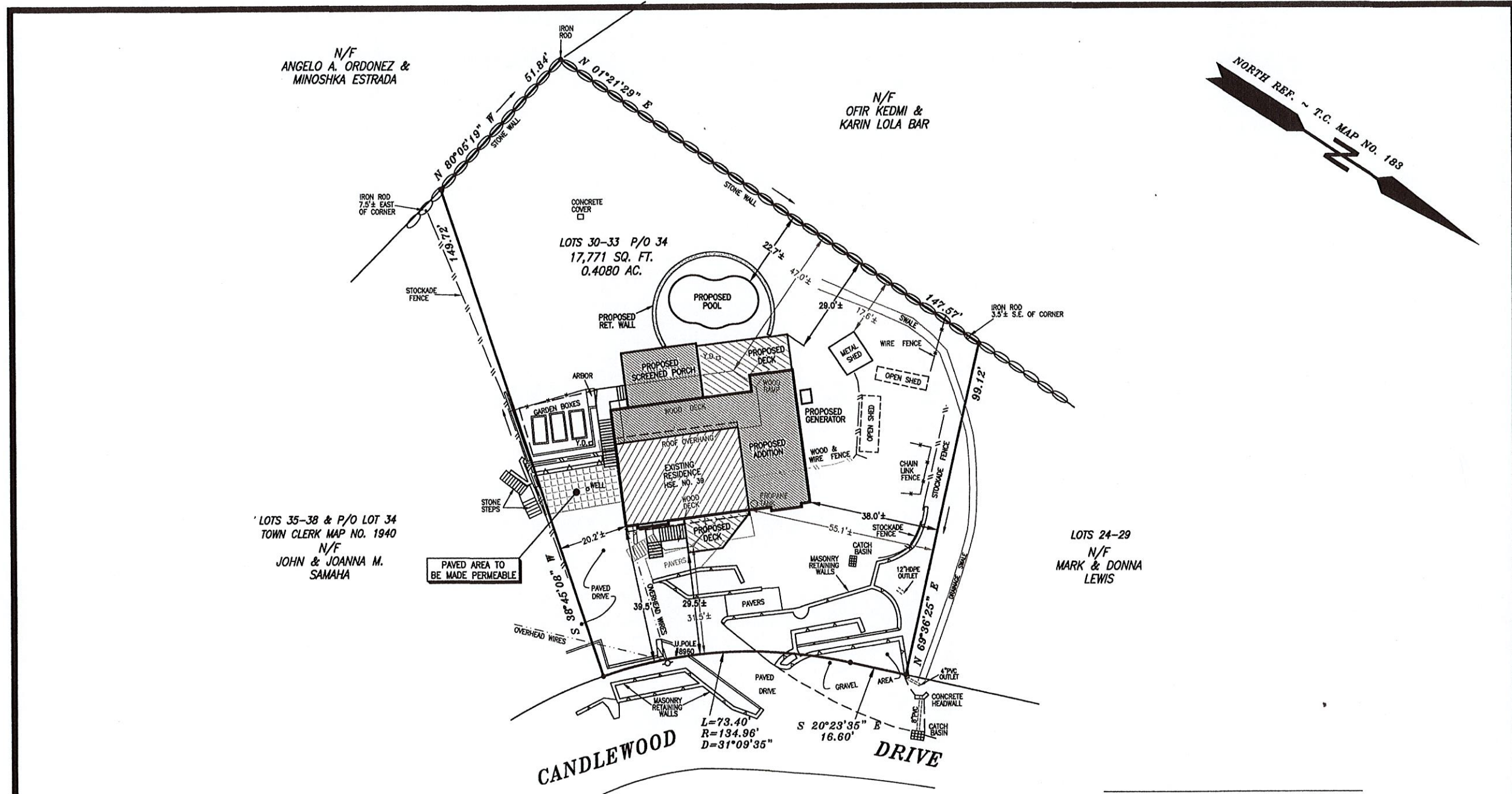
Consiglio ZBA attachment

10) Proposal for which variance is requested;

I am requesting a 2' front setback variance to remove and rebuild an existing narrow deck and a set of straight run stairs leading up to the main entrance of my home. I wish to increase the depth by 2' because it is very narrow. I wish to build an 'L' shaped stair with a landing leading up to the deck with a new roof overhang over the front door for safety reasons. I am requesting a setback variance from 50' to 22.7' to install an above ground pool to be located in the rear of my property.

Hardship;

The property is a non-conforming, narrow, odd shaped, shallow lot, with a significant slope. It also has many areas of visible ledge outcropping. At this time, accessing the raised main entrance is very difficult. The location of the current deck is 31.5' from the front property line, non-conforming to the 40' front setback line. It is very difficult to travel up to the front door due to the straight run of the steep set of stairs and narrow deck entry. Due to health issues and I also plan to 'Age in Place' I wish to make the access to the raised main door as safe as possible.



OWNERSHIP NOTES:

- OWNERS OF RECORD: KATHERINE R. CONSIGLIO
VOL. 157 PG. 130 OF THE NEW FAIRFIELD LAND RECORDS

SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- MONUMENTATION FOUND OR SET DEPICTED HEREON.
- REFERENCE MADE TO MAP NOS. 183, 1027, 1940 AND 2037 OF THE NEW FAIRFIELD LAND RECORDS.
- REFERENCE MADE TO MAP TITLED "PROPERTY SURVEY PREPARED FOR KATHERINE R. CONSIGLIO 39 CANDLEWOOD DRIVE TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY JULY 9, 2021" REVISED THRU DEC. 14, 2021 PREPARED BY PAH, INC. LAND SURVEYORS
- EXISTING BUILDING COVERAGE EQUALS 5.0% - PROPOSED BUILDING COVERAGE EQUALS 13.0%
- EXISTING IMPERVIOUS COVERAGE EQUALS 19.0% - PROPOSED IMPERVIOUS COVERAGE EQUALS 29.5%
- THE INTENTION OF THIS MAP IS TO DEPICT THE PROPOSED IMPROVEMENTS AND FEATURES FOR ZONING PERMITTING PURPOSES.

*** IMPORTANT ***
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE. NO WARRANTY FOR GUARANTEE OF LOCATION MADE. PRIOR TO ANY CONSTRUCTION OR EXCAVATION CONTACT "CALL BEFORE YOU DIG" 811 or 1(800)922-4455

EXISTING/PROPOSED

IMPROVEMENT LOCATION SURVEY

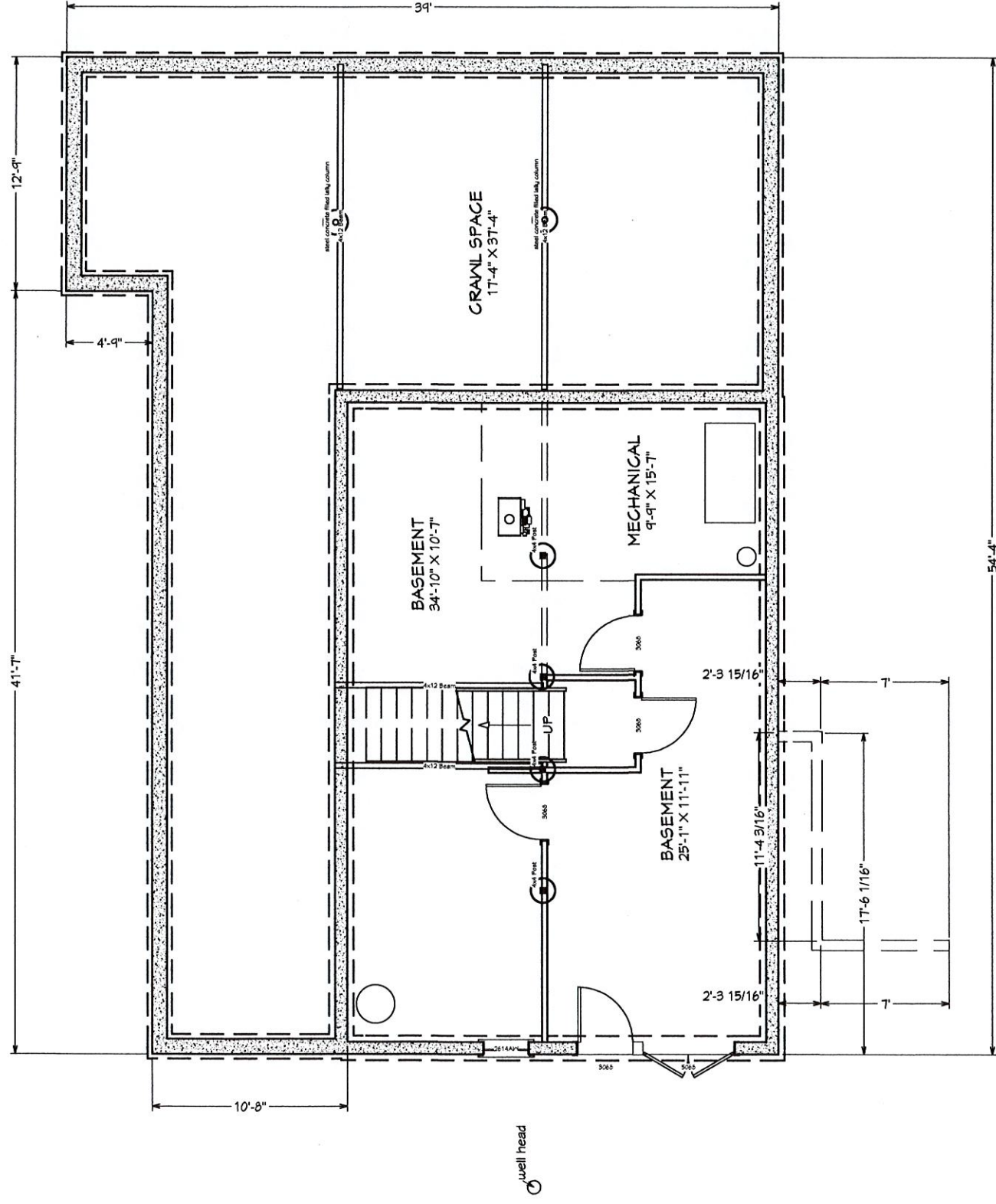
PREPARED FOR
KATHERINE R. CONSIGLIO
DEPICTING PROPERTY SITUATED AT
39 CANDLEWOOD DRIVE
NEW FAIRFIELD, CONNECTICUT
TAX ASSESSOR MAP 39 ~ BLOCK 6 ~ LOTS 29-32

10' 0 50' 100'

| | |
|---|-------------------------|
| SCALE: 1"=20' | ZONE: R-44 |
| AREA: 17,771 SQ.FT. | DATE: JAN. 11, 2021 |
| DRAWN BY: Z.S.R./DPR | DRAWING NAME: 22006-ILS |
| Sydney A. Rapp Land Surveying, P.C. 30 Lindencrest Drive, Danbury, Connecticut 06811 1-B Grand Street, Bethel, Connecticut 06801 email: maps@sarlandsurveying.com - Phone: (203)744-6261 | |

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

ZACHARY S. RAPP, PLS LICENSE NO. 70420
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



LIVING AREA
8771 SQ FT



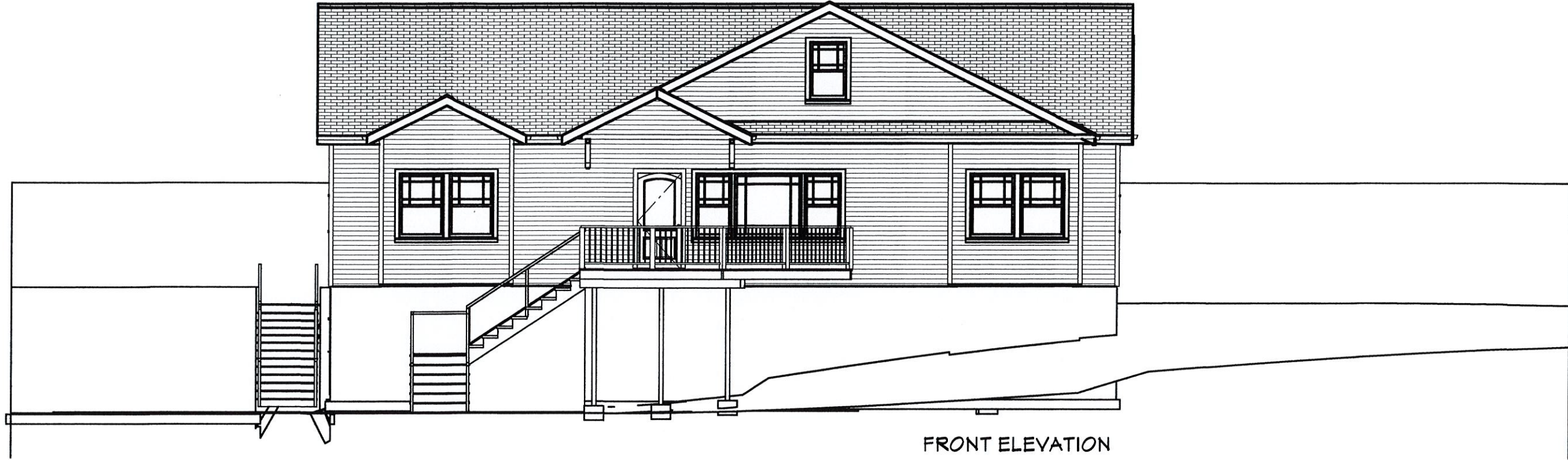
THE CONSIGLIO RENOVATION
39 Candlewood Drive, New Fairfield 01.18.22

KEANEY & CO LLC
7 Candlewood Hgts. New Milford, CT
203.948.6382 ~skdesigner@sbcglobal.net

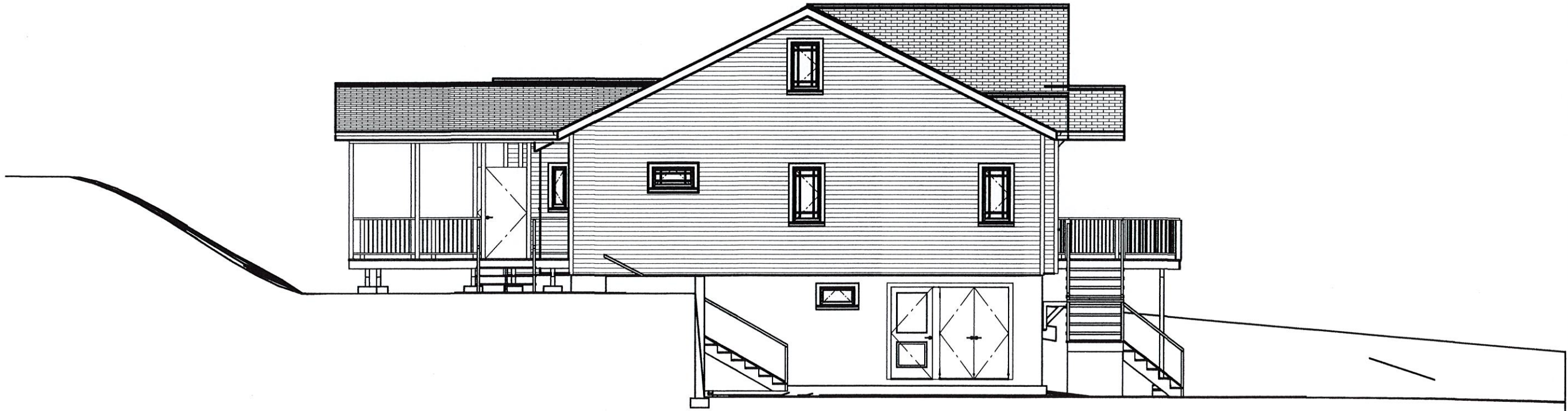
SHEET NUMBER

1

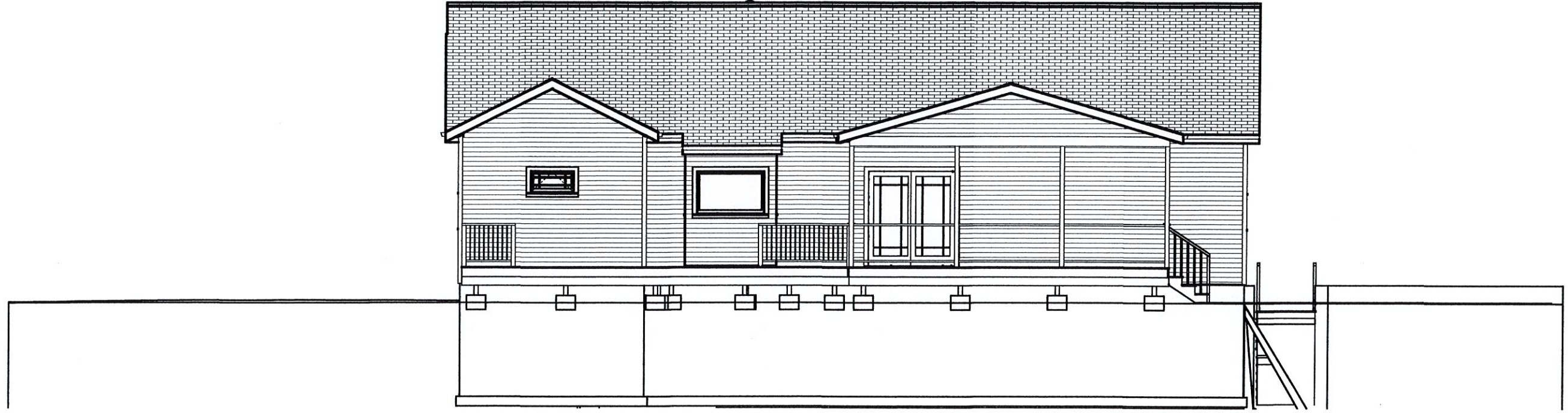
REVISION #:



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT-SIDE ELEVATION



FRONT ELEVATION



RIGHT-SIDE EXISTING



VIEW FROM UPPER REAR OF PROPERTY