

APPLICATION OR APEAL#:

11-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Daniel Gesa
Mailing Address: 52 Rita Drive
New Fairfield, CT Phone#: 203-300-1746
Email: dpgera6272@gmail.com

2) Premises located at: 52 Rita Drive on the (N S E W) side of the street
at approx. 50 feet (N S E W) from Oakwood Dr. (nearest intersecting road).

3) Property Owner Name: Daniel Gesa
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 23 Block No.: 18 Lot No.: 14

5) Zone in which property is located: R-8B Area of Lot: 1 ac.

6) Dimensions of Lot: Frontage: 150' Average Depth: 290.4'

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? No

If so, give dates and application numbers: N/A

* 10) Proposal for which variance is requested: we would like to build a small dining room addition. These smaller raised ranches (24' x 46') do not have sufficient room for dining space.

* Hardship: Pre-existing, non-conforming narrow lot with significant ledge outcroppings throughout property.

11) Date of Zoning Commission Denial: February 22, 2022

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

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

Setbacks Requested: Front to: No Change Rear to: No change
Side to: 35' to 20'6" Side to: No Change

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

#5

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: 2/5/2022

received 2/9/22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: February 22, 2022

PROPERTY OWNER: Daniel Gera

PROPERTY ADDRESS: 52 Rita

APPLICANT/AGENT: Daniel Gera

MAILING ADDRESS: 52 Rita

ZONING DISTRICT: R-88 **MAP:** 23 **BLOCK:** 18 **LOT:** 14

Please be advised that the applicant would like to (See Noncompliance).

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

Sections:

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

3.1.6- Minimum Building or Structure Setbacks (B)

3.1.11- Minimum Lot Dimensions

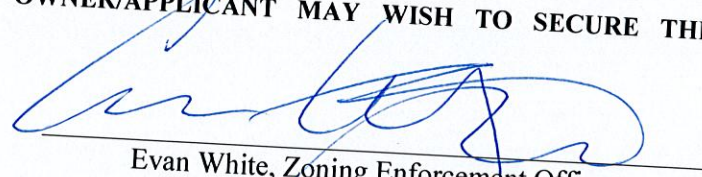
7.1.1.1- Improved Lots in Validated Subdivision or Recorded Subdivision and Resubdivision (A+B)

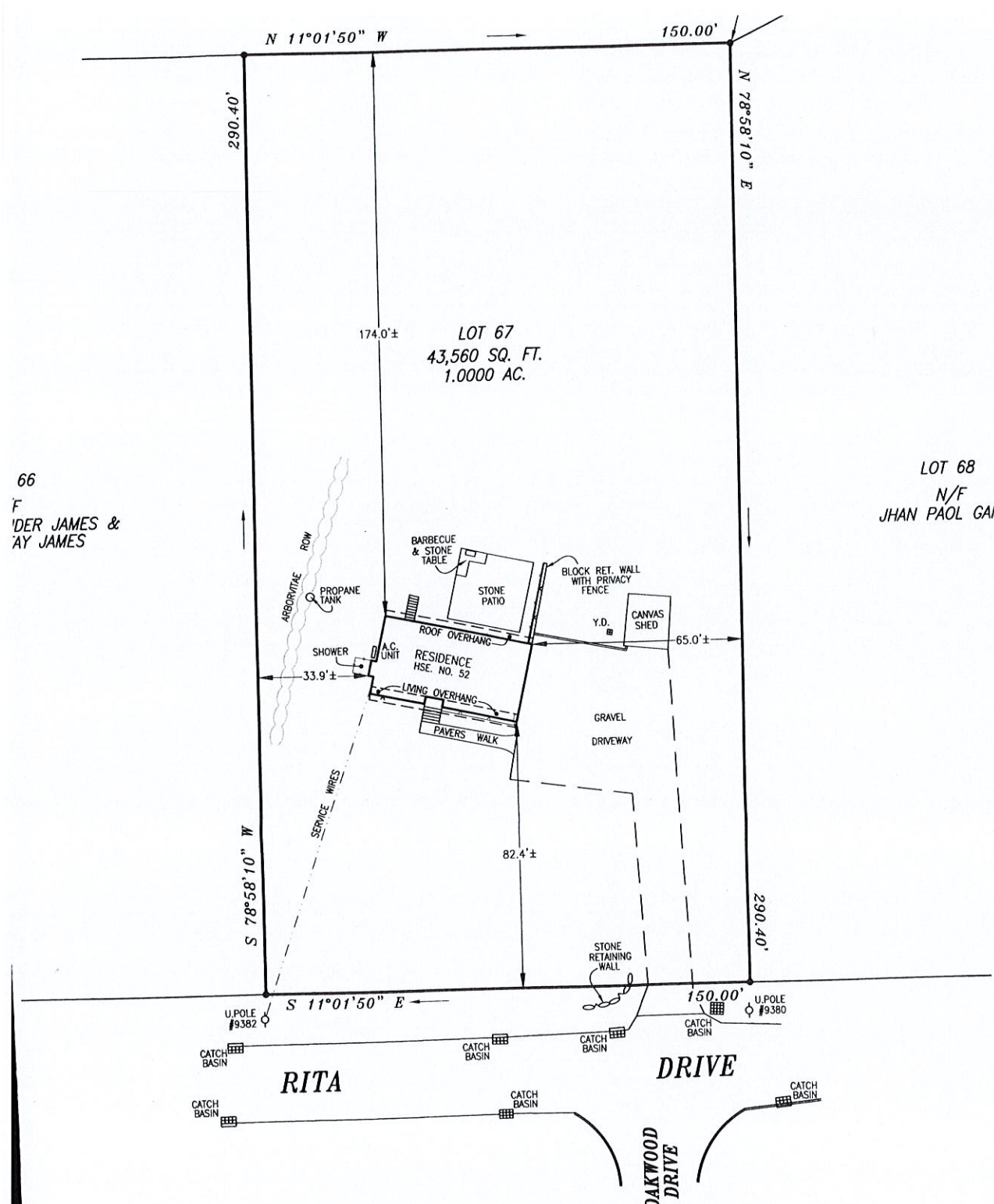
7.2.3- Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

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



PROPERTY SURVEY
 PREPARED FOR
DANIEL P. GERA
 52 RITA DRIVE

TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
 MAY 27, 2021 SCALE: 1" = 30'

THIS SURVEY
 ACCORDANC
 20-300b-2
 CONNECTICU
 STANDARDS
 STATE OF C
 AS ENDORS
 ASSOCIATIO

GERA RESIDENCE ADDITION

52 RITA DRIVE, NEW FAIRFIELD, CT 06812



DRAWING SHEET INDEX

- A-1: COVER SHEET
- A-2: PROPOSED SITE PLAN
- A-3: PROPOSED FLOOR PLAN
- A-4: FRONT ELEVATIONS
- A-5: SIDE ELEVATIONS
- A-6: REAR ELEVATIONS

NO.		DATE	
REVISIONS			
PROJECT		DRAWING	
52 RITA DRIVE		COVER SHEET	
STERLING PROPERTIES CT, LLC			
52 RITA DRIVE NEW FAIRFIELD, CT 06812			
DATE	1/15/22	DRAWN BY	DPG
SCALE	N/A	CKD BY	
DRAWING NO.			
A-1			

BUILDING INFORMATION

52 RITA DRIVE - EXISTING SINGLE FAMILY DEWELLING

MAP No.: 23
 BLOCK: 18
 LOT: 14
 ZONING DISTRICT: R-88

ZONING ANALYSIS

	REQUIRED	EXISTING	PROPOSED
LOT SIZE:	2 AC	1 AC	NO CHANGE
LOT FRONTAGE:	175 FT	150 FT	NO CHANGE
FRONT YARD:	75 FT	82.4 FT	NO CHANGE
SIDE YARD:	35 FT	33.9 FT	20.5 FT
REAR YARD:	60 FT	174 FT	162 FT
HEIGHT:	35 FT	21 FT	25 FT

IMPERVIOUS COVERAGE TABLE

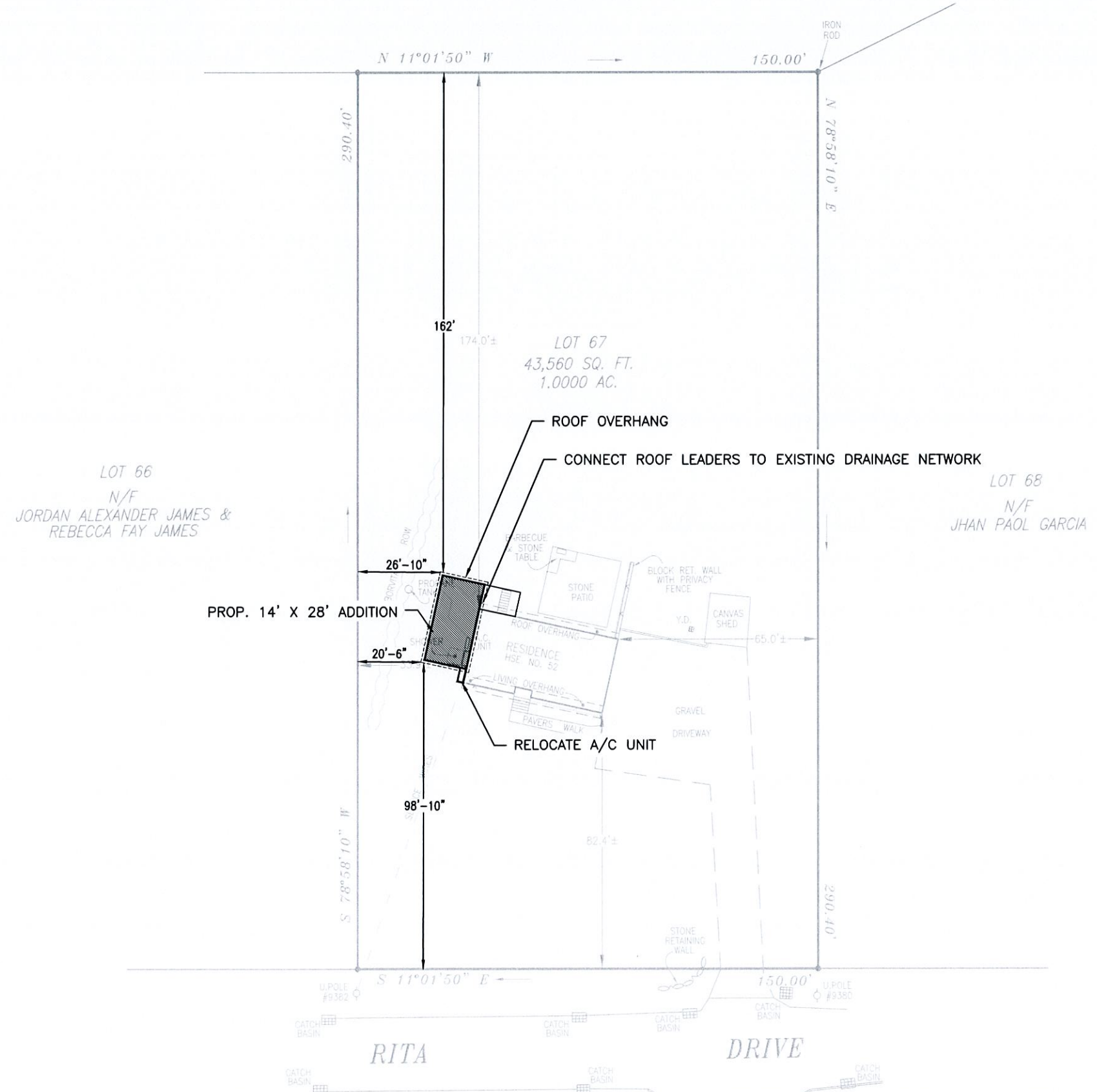
	EXISTING	CHANGED	TOTAL
BUILDING:	1,210 SF	480 SF	1,690 SF
PATIO:	508 SF	NO CHANGE	508 SF
WALKWAY:	216 SF	NO CHANGE	216 SF
SHED:	208 SF	NO CHANGE	208 SF
TOTAL:	2,142 SF	480 SF	2,622
6.0% IMPERVIOUS COVERAGE			

BLDG. COVERAGE TABLE

	EXISTING	CHANGED	TOTAL
BUILDING :	1,210 SF	480 SF	1,690 SF
TOTAL:	1,210 SF	480 SF	1,690 SF
3.8% BUILDING COVERAGE			



WELL AREA - T.C. MAP NO. 1109
 N/F
 AQUARION WATER COMPANY



NO.	DATE
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REVISIONS

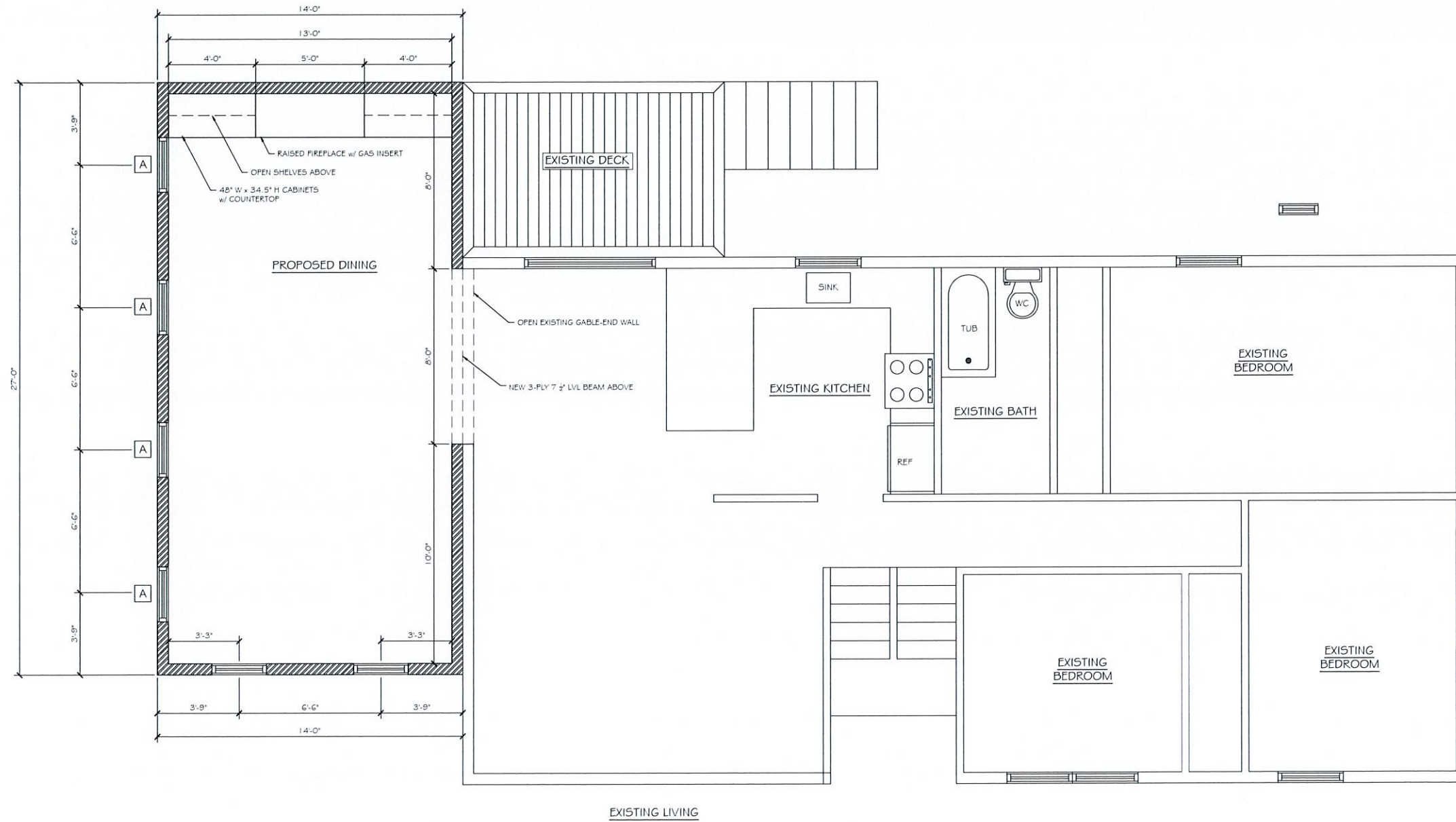
52 RITA DRIVE
 PROPOSED SITE PLAN

PROJECT
 DRAWING

STERLING PROPERTIES CT, LLC
 52 RITA DRIVE
 NEW FARMFIELD, CT
 06812

DATE	2/3/22	DRAWN BY	DPG
SCALE	1" = 20'	CHKD. BY	

DRAWING NO.
 A-2



1
A-3 PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"

NO.	DATE
REVISIONS	

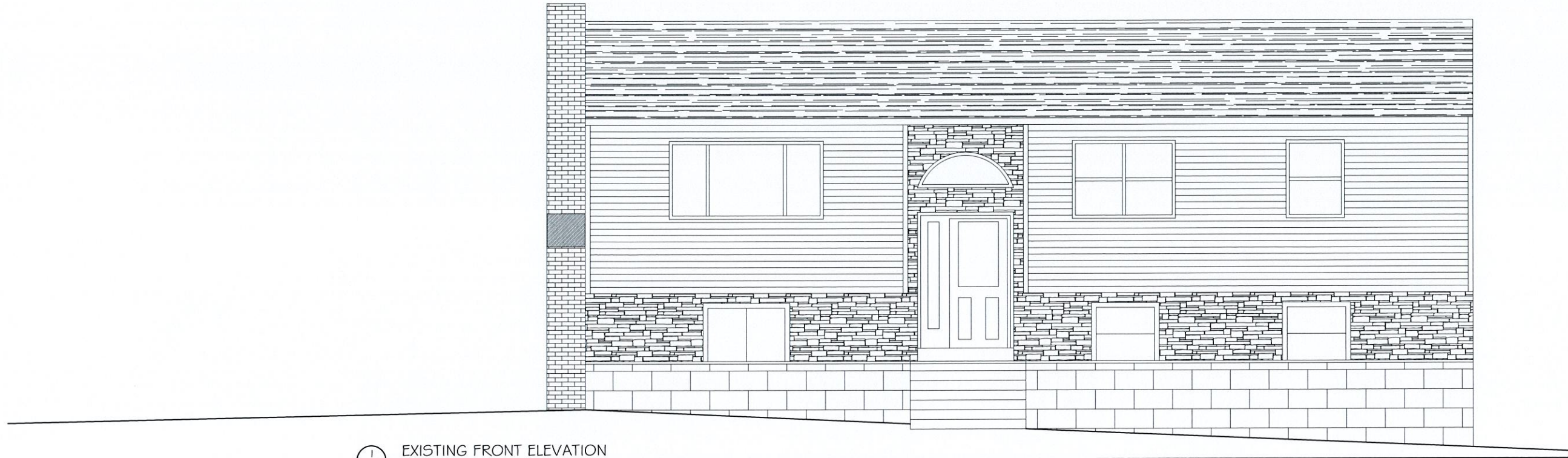
52 RITA DRIVE
PROPOSED ADDITION FLOOR PLAN

PROJECT
DRAWING

STERLING PROPERTIES CT, LLC
52 RITA DRIVE
NEW FAIRFIELD, CT
06812

DATE	DRAWN BY
2/3/22	DPG
SCALE	CKD BY
AS NOTED	

DRAWING NO.
A-3

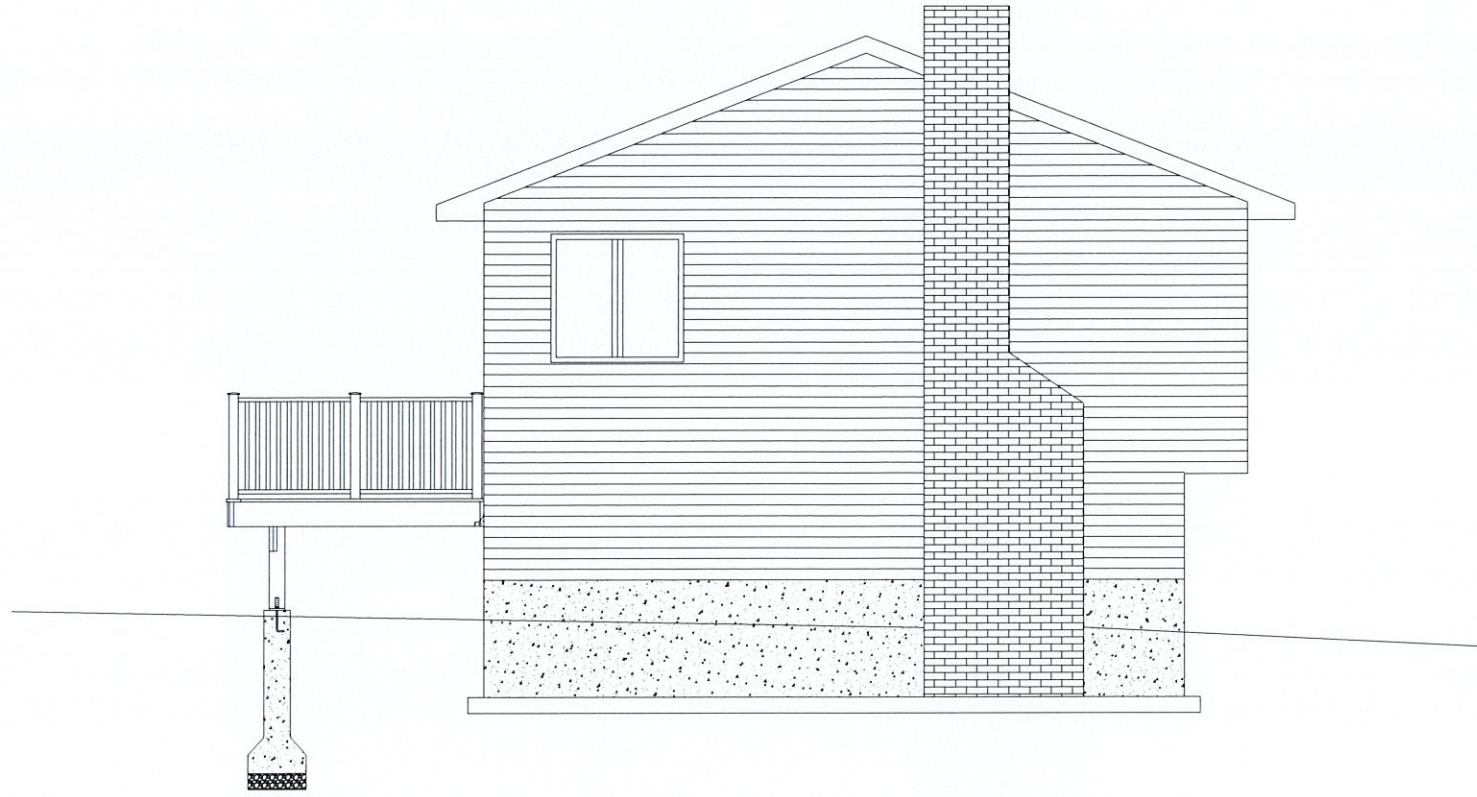


1 EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"

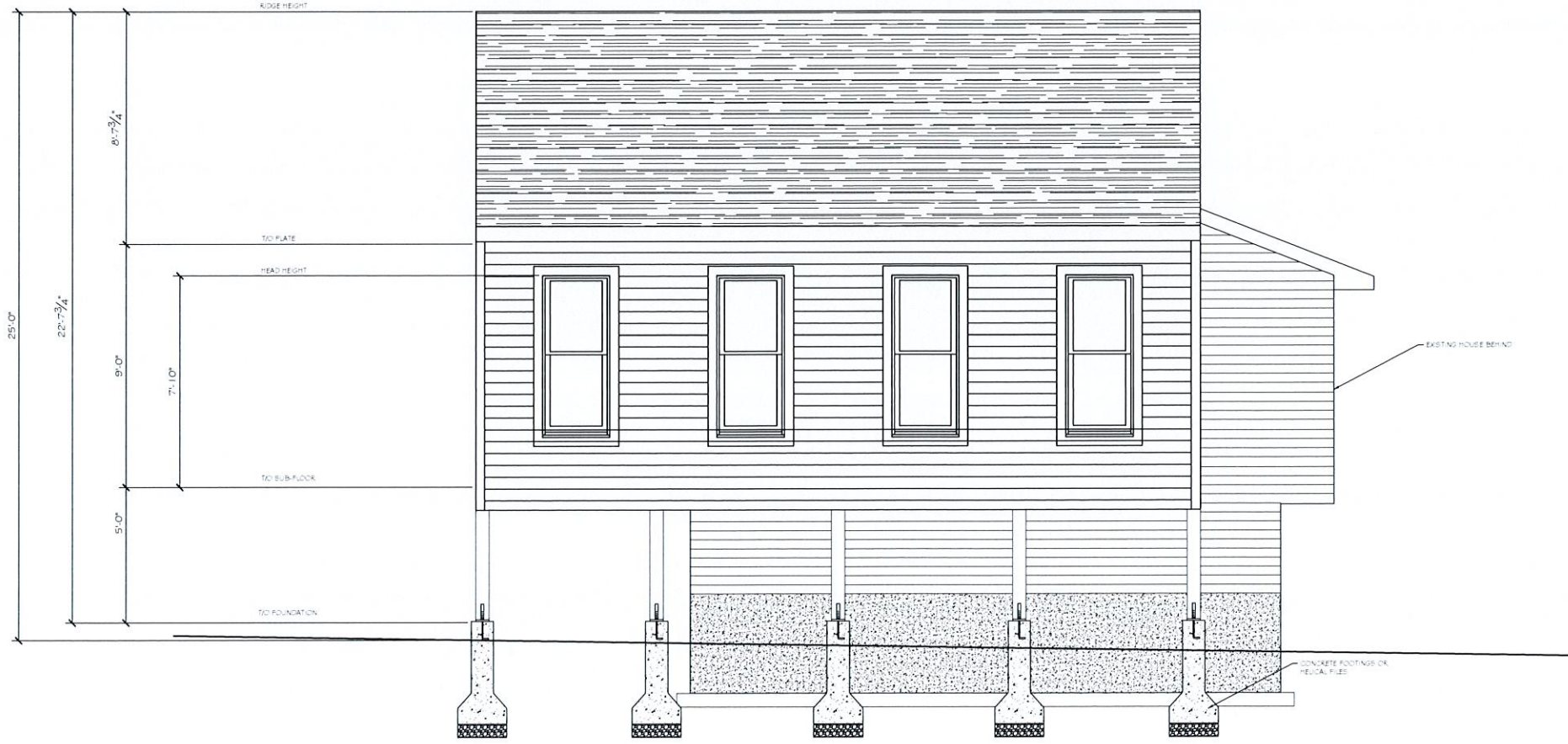


2 PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

NO.	DATE
REVISIONS	
PROJECT 52 RITA DRIVE	
DRAWING PROPOSED ADDITION FRONT ELEVATION	
STERLING PROPERTIES CT, LLC	
52 RITA DRIVE NEW FAIRFIELD, CT 06812	
DATE	DRAWN BY
2/3/22	DPG
SCALE	CKD BY
AS NOTED	
DRAWING NO.	
A-4	



1 EXISTING SIDE ELEVATION
SCALE: 3/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 3/8" = 1'-0"

NO.	DATE
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REVISIONS

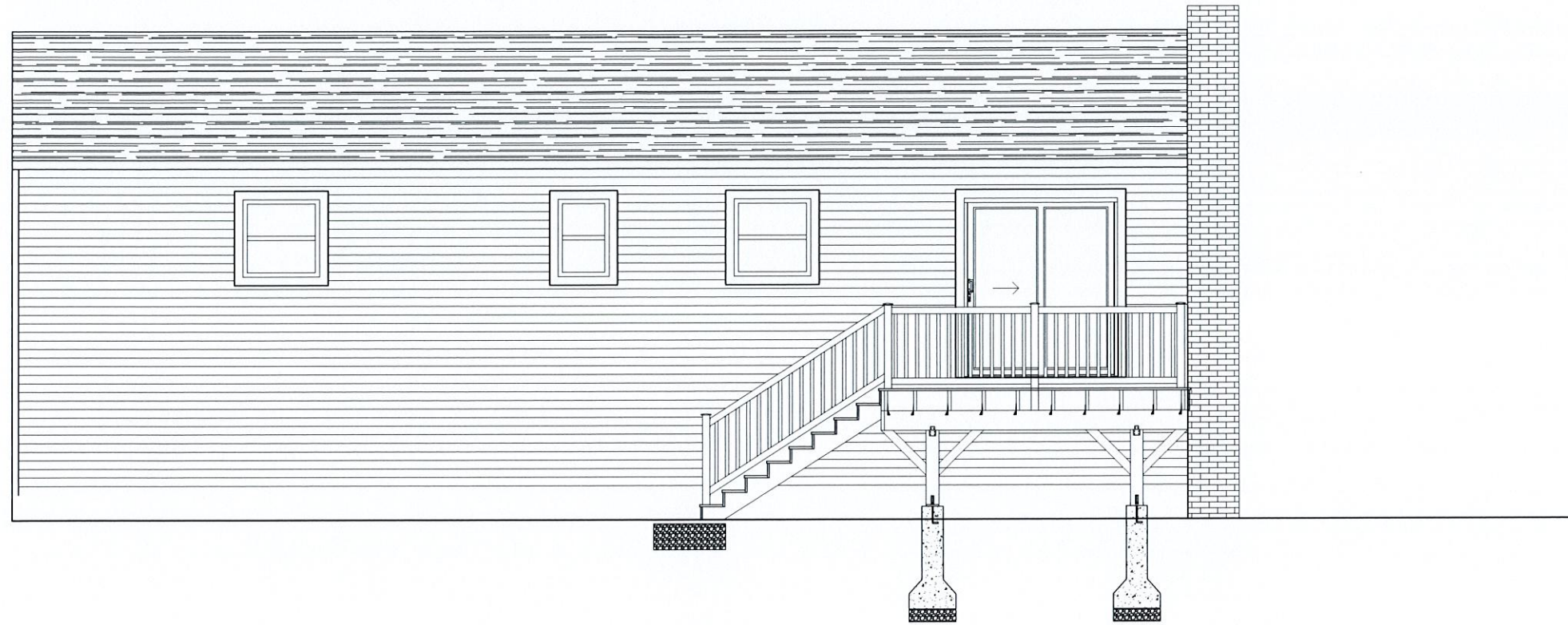
PROJECT 52 RITA DRIVE
DRAWING PROPOSED ADDITION SIDE ELEVATIONS

STERLING PROPERTIES CT, LLC
52 RITA DRIVE
NEW FAIRFIELD, CT
06812

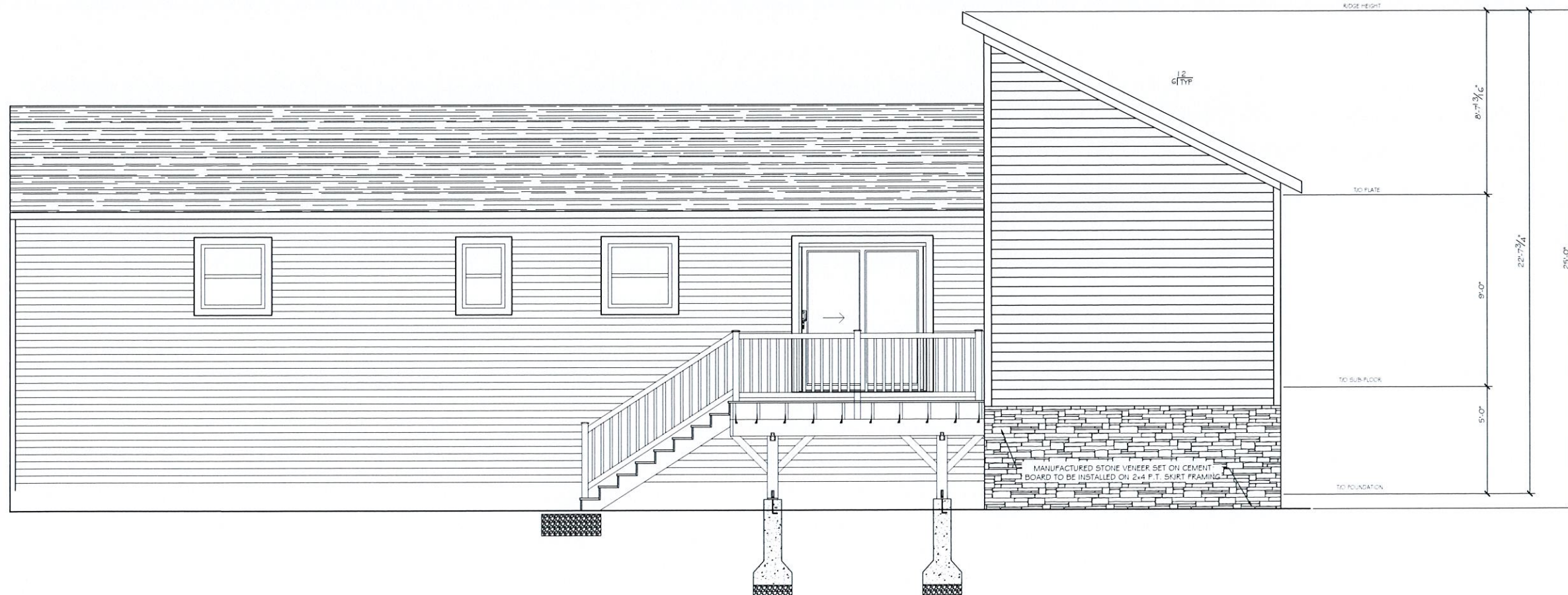
DATE 2/3/22
SCALE AS NOTED
DRAWING NO. A-5

DRAWN BY DPG
CHKD BY

DRAWING NO. A-5



1
A-5 EXISTING REAR ELEVATION
SCALE: 3/8" = 1'-0"



2
A-5 PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"

NO.	DATE
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REVISIONS

52 RITA DRIVE
PROPOSED ADDITION REAR ELEVATIONS

PROJECT

DRAWING

STERLING PROPERTIES CT, LLC

52 RITA DRIVE
NEW FAIRFIELD, CT
06812

DATE 2/3/22	DRAWN BY DPG
SCALE AS NOTED	CKD. BY

DRAWING NO.

A-6