

APPLICATION OR APPEAL#: 02-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Caren Carpenter
Mailing Address: 2 Elwell Road
New Fairfield
Email: caren.carpenter@gmail.com
Phone: 203 648-0375

2) Premises located at: 3 Woods Road on the (N S E W) side of the street
at approx. 60 feet (N S E W) from Ridgeaway Rd. (nearest intersecting road).

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

4) Tax Assessor Map No.: 45 Block No.: 1 Lot No.: 13

5) Zone in which property is located: L-3 Area of Lot: .105 acre / 4,566 s.f.

6) Dimensions of Lot: Frontage: 50' Average Depth: 92'

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: May 21, 2020 #13-20

10) Proposal for which variance is requested: Request to remove the existing house & rebuild it on the same foot. The new ridge will be 3' higher than the existing. In want to add a deck above the original deck. Has steps. Narrow, pre-existing, non-conforming, sloping lot.

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

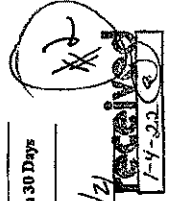
12) Variance(s) Requested: () USE DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 40' to 25.2' Rear to: 20' to 5'
Side to: 20' to 14.2' Side to: 20' to 5'

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

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



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: January 25, 2022
PROPERTY OWNER: Robert Roscoe
PROPERTY ADDRESS: 3 Woods Road
APPLICANT/AGENT: Caren Carpenter
MAILING ADDRESS: 2 Elwell Road
ZONING DISTRICT: R-44 MAP: 45 BLOCK: 1 LOT: 13

Please be advised that the applicant would like to (See Application for Description).

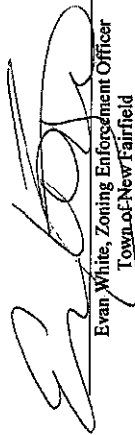
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

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

Robert R. Roscoe
13 Candlewood Rd
New Fairfield CT, 06812
(203) 213-7878

Re: Agent Authorization

The undersigned, who has under legal contract to purchase the property at 3 Woods Rd, Candlewood Rd from Amy Stisser, do hereby authorize Caren Carpenter, Registered Architect, of 2 Elwell Road, New Fairfield, CT 06812, to act on our behalf and take all actions necessary for the preparation and submission of a variance application to the Zoning Board of Appeals of New Fairfield, Connecticut, including, but not limited to, working with a surveyor to finalize lot maps.



Robert R. Roscoe

Date: December 11, 2021

**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: Amy Stisser & Benjamin Edward

PROPERTY LOCATED AT: 3 Woods Road, New Fairfield

ZONING DISTRICT: R-44; Map: 45; Block: 1; Lot 13.

VARIANCE DESCRIPTION: A front setback to 25.2', side setbacks to 14.1' and 2' to allow a dormer expansion and move the stairway per the plans as submitted to the Zoning Board of Appeals on May 21, 2020.

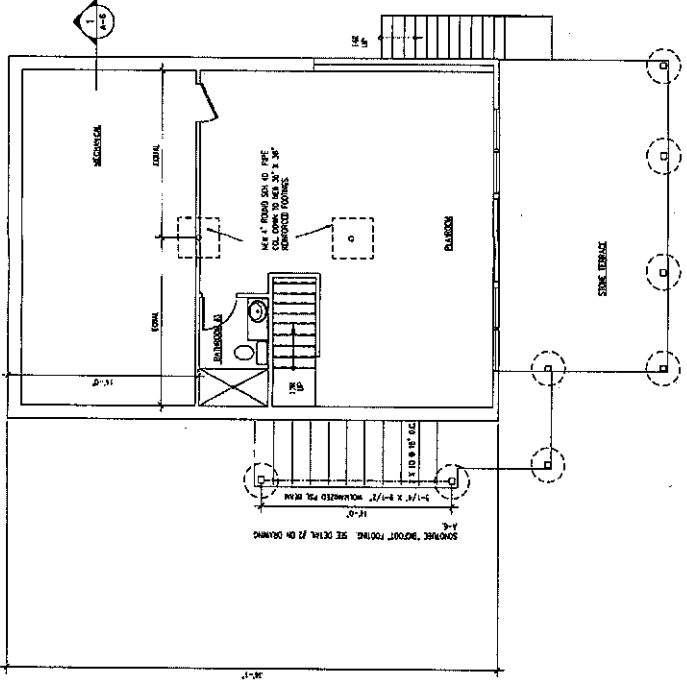
ZONING SECTIONS VARIED: 3.2.5A&B, 3.2.6A and 3.2.6B

I hereby certify that the Zoning Board of Appeals of the Town of New Fairfield approved this variance on May 21, 2020.

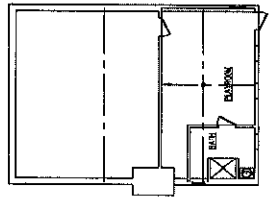
Application # 13-20

Dated: May 21, 2020

Joseph DePaul
Joseph DePaul, Chairman
Zoning Board of Appeals

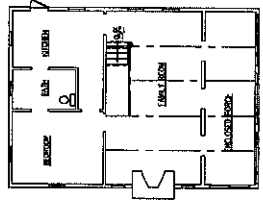
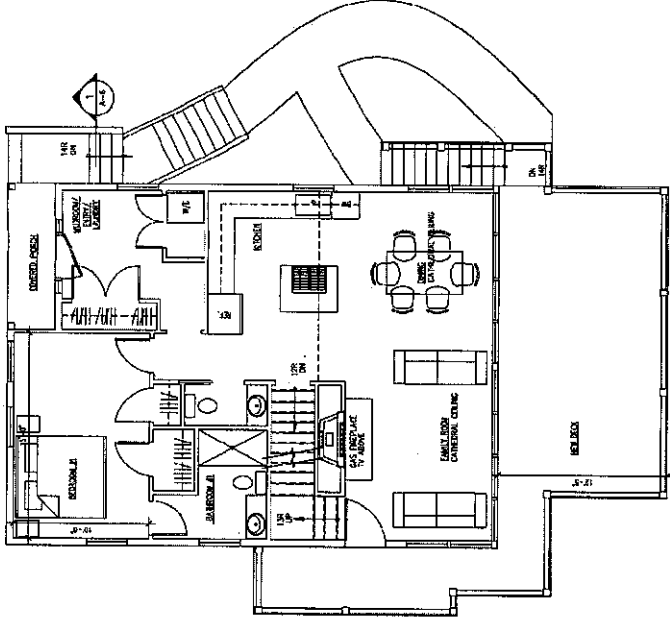


PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

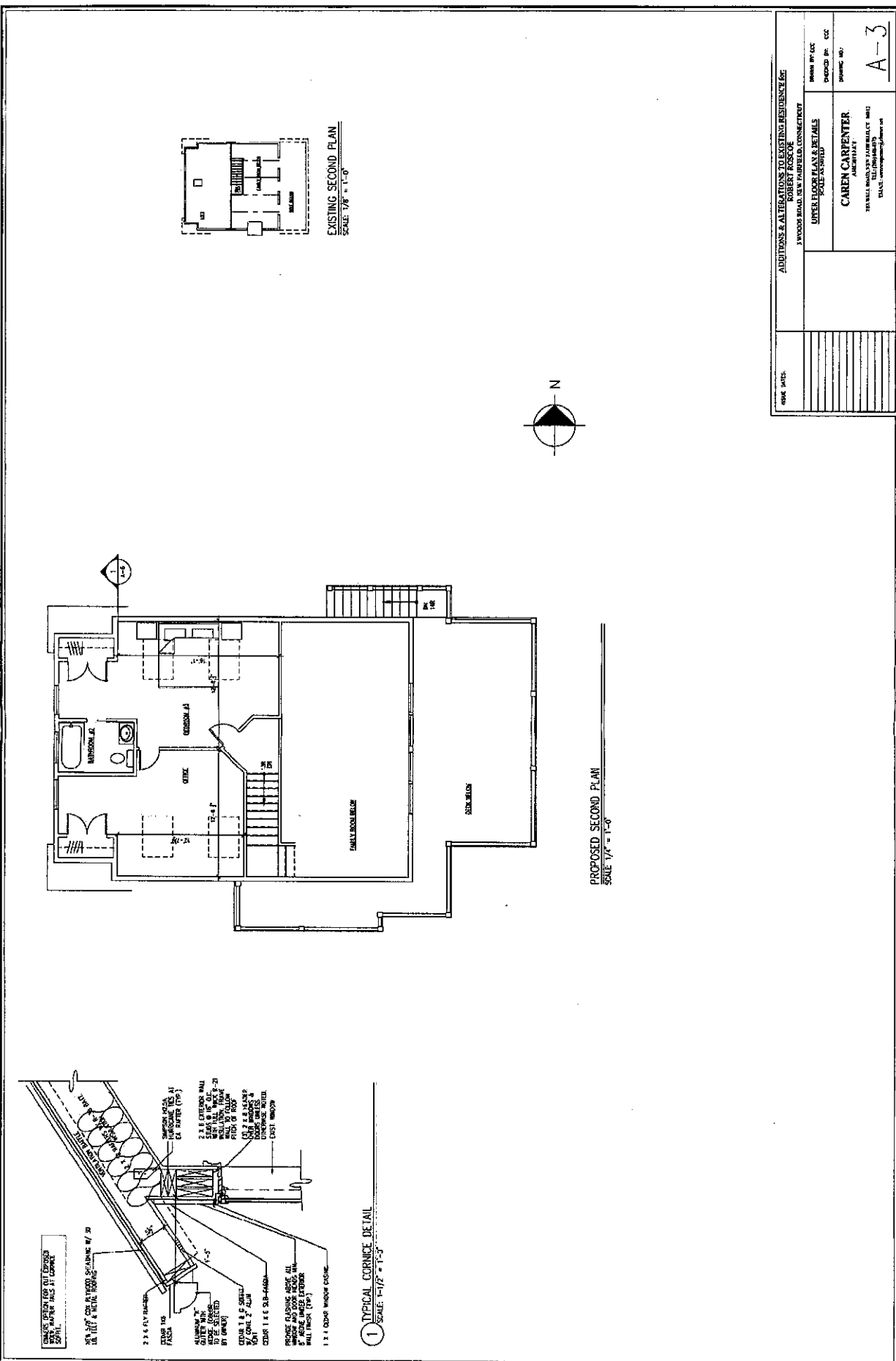


EXISTING BASEMENT PLAN
SCALE: 7/8" = 1'-0"

DATE	DATE	BY	CHKD BY	DRWG NO.
ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE (SEE ROBERT NGSCOF 1 WOODS ROAD, NEW HAVEN, CT 06511 SCALE: AS NOTED)				
CAREN CARPENTER 11 HILL ROAD, NEW HAVEN, CT 06511 (PHONE: 203-785-1111)				
A-1				



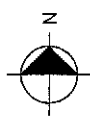
ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE, INC. ROBERT ROSCOE 1 WOODS ROAD, NEW HAVEN, CONNECTICUT PHONE: (203) 785-1111 FAX: (203) 785-1112 WWW: www.roscoeinc.com	DRAWN BY: CCE CHECKED BY: CCE
	SHEET NO: A-2 PROJECT NO: 000
CLIENT: CAREN CANTER 2 FERRIS ROAD, NEW HAVEN, CT 06511 (203) 785-1111	DATE: 10/1/00



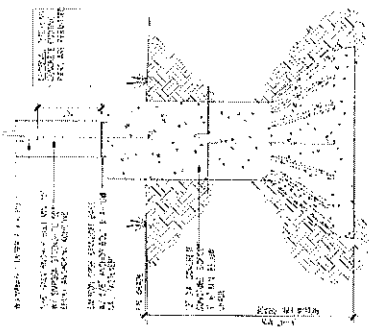
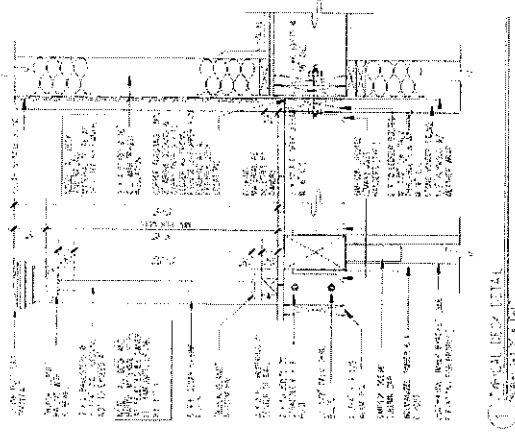
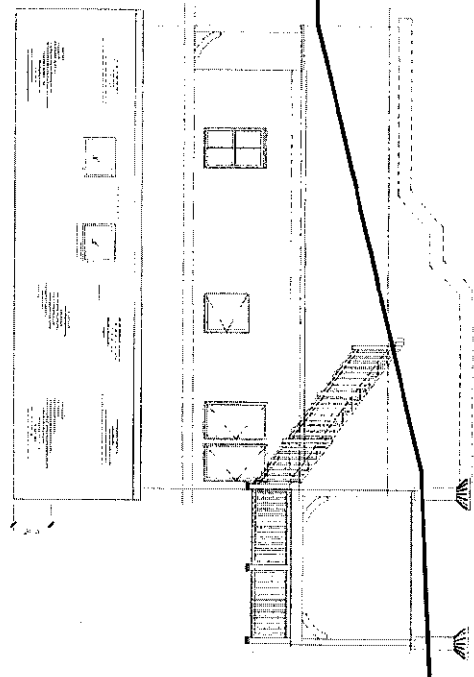
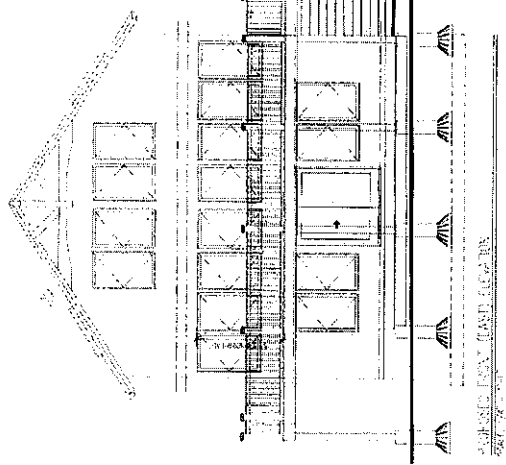
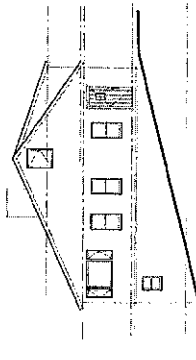
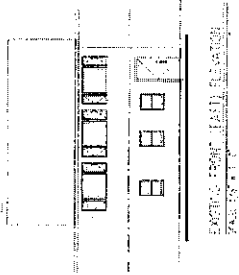
EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

1 TYPICAL CORNICE DETAIL
SCALE: 1/2" = 1'-0"



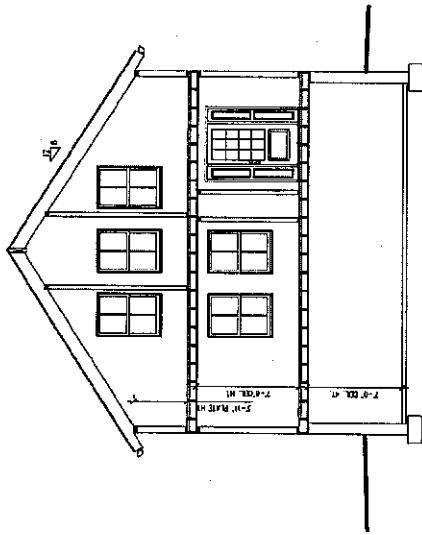
DATE: _____	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE 656 JAYWOOD BLVD. NEW FARMFIELD CONNECTICUT	DESIGNED BY: CCC	PROJECT NO: A-3
_____	ROBERT ROSCOE	DRAWN BY: CCC	
_____	UNDER FLOOR PLAN & DETAILS	CHECKED BY: CCC	
_____	SCALE: 1/8" = 1'-0"	DATE: _____	
_____	CAREN CARPENTER	PROJECT NO: A-3	
_____	ARCHITECT	375 HALL ROAD, NEW FARMFIELD CT 06462	
_____	TEL: (860) 426-7875	FAX: (860) 426-7875	
_____	EMAIL: carpenters@carencorp.com		



ADDITORS & ALTERATIONS TO EXISTING ARCHITECTURE
 3 WOODS ROAD NEW HAVEN, CONNECTICUT 06511
 203.772.1234
 WWW.CARPENTERARCHITECT.COM

CAREY R. CARPENTER
 ARCHITECT
 120 WOODS ROAD NEW HAVEN, CONNECTICUT 06511
 203.772.1234
 WWW.CARPENTERARCHITECT.COM

DATE: 04/15/14
 DRAWING NO.: A-4



1 CROSS SECTION
SCALE 1/4" = 1'-0"

ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE 86 1 WOODS ROAD, NEW HAVEN, CONNECTICUT ROBERT ROSCOE	BUILT BY: CCR
	D-DRAWN BY: CCR
BUILDING SECTION CROSS SECTION	DRAWING NO: A-6
CAREN CARPENTER 224 BELLEFLORE ST. HARTFORD, CT 06112 A PROFESSIONAL ARCHITECT	
SHEET NO.	
TOTAL SHEETS	
DATE	
PROJECT NO.	
CLIENT	
ARCHITECT	
ENGINEER	
CONTRACTOR	
NOTES	