

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coello (JC Contracting)
Mailing Address: 1 Stonebridge Trail Sandy Hook CT 06842
Phone#: (203) 948-4748
Email: JC Contracting 1 @ Charter.net

2) Premises located at: 5 Candlewood Knolls rd on the (N S E W) side of the street
at approx. 100' feet (N S E W) from Meadowgy (nearest intersecting road).

3) Property Owner Name: Joanna D. Chastophier Lewick
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 40 Block No.: 1 Lot No.: 27

5) Zone in which property is located: R44 Area of Lot: 0.141 AC

6) Dimensions of Lot: Frontage: 80' Average Depth: 77'

7) Do you have any Right of Ways or Easements on the property? in Back

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: _____

10) Proposal for which variance is requested: To Install a vertical Expansion for moving Bedrooms upstairs with Full Bath.
Pre existing non conforming narrow, shallow lot w/ lots ledge.

Hardship: _____

PROPOSAL

11) Date of Zoning Commission Denial: March 29, 2022

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

APR 16 2022

ZONING BOARD OF APPEALS

Setbacks Requested: Front to: 40 To 29.2 Rear to: 50 To 36
Side to: 20 To 10.9 Side to: N.R.

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

#2

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: 2-22-22

received
2022-04-22
received

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: March 29, 2022

PROPERTY OWNER: Joanna D. & Christopher G. Lewick

PROPERTY ADDRESS: 5 Candlewood Knolls Road

APPLICANT/AGENT: Joe Coelho (J.C. Contracting LLC.)

MAILING ADDRESS: 1 Stonebridge Trail Sandy Hook, CT 06842

ZONING DISTRICT: R-44 **MAP:** 40 **BLOCK:** 1 **LOT:** 27

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)

3.2.8-Maximum Impervious Surface

3.2.11-Minimum Lot Dimensions

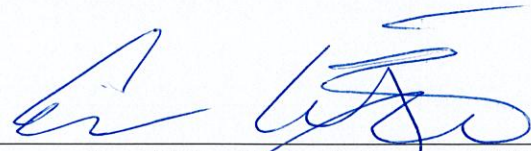
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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.

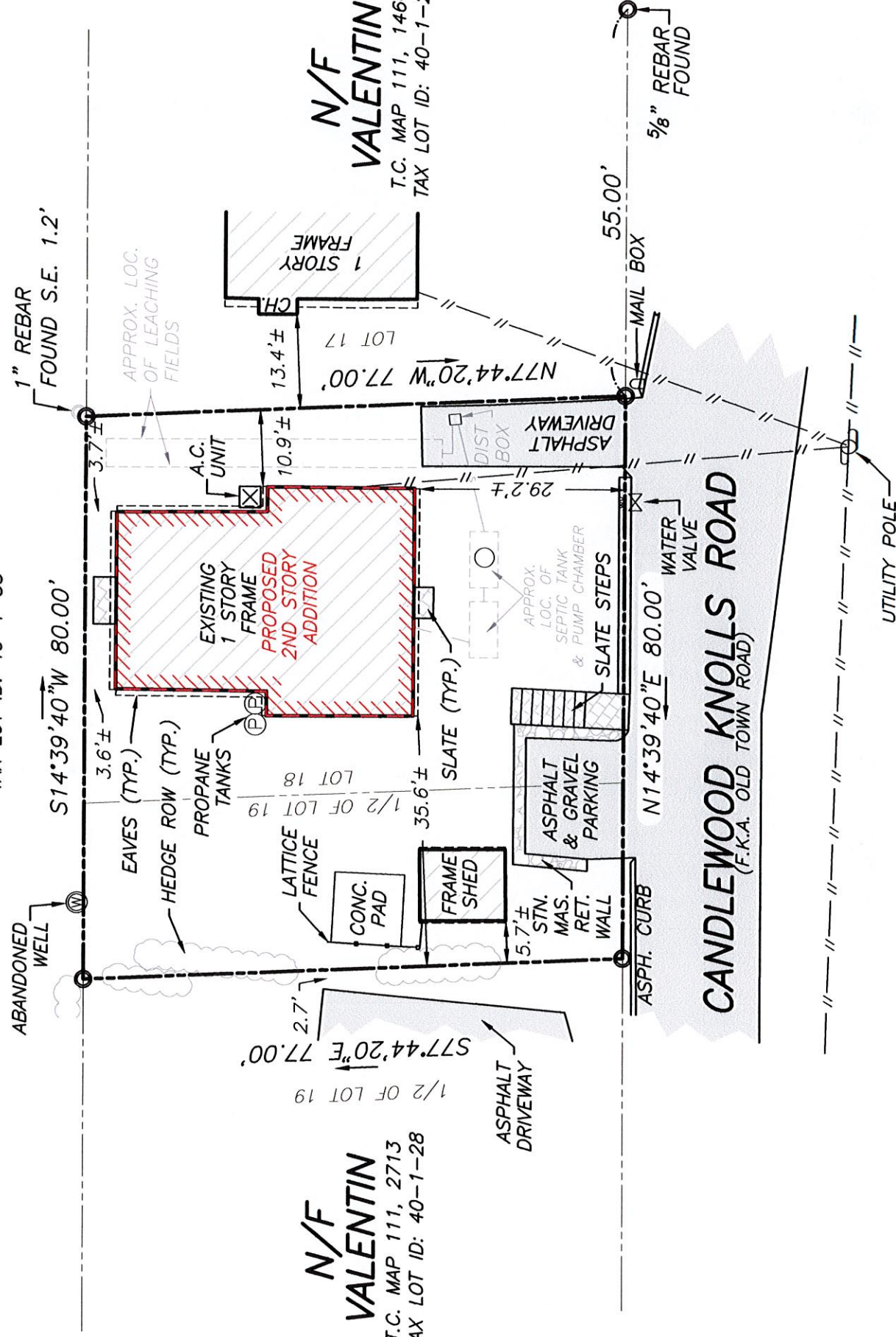
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

**N/F
CANDLEWOOD KNOLLS COMMUNITY, INC.**

TAX LOT ID: 40-1-35



**N/F
VALENTIN**
T.C. MAP 111, 2713
TAX LOT ID: 40-1-28

**N/F
VALENTIN**
T.C. MAP 111, 1464
TAX LOT ID: 40-1-28

ZONING TABLE - R44 (ZONE 1)

DESCRIPTION	TOWN REQ.		EXISTING		PROPOSED	
	S.F.	%	S.F.	%	S.F.	%
REA	43560		6155	N/A	6155	N/A
BUILDING AREA	1226 (20%)		1226	19.9%	1226	19.9%
IMPERVIOUS SURFACE	1539 (25%)		1925	31.3%	1925	31.3%
FRONT SETBACK	40'		29.2'		29.2'	
SIDE SETBACK	20'		10.9'/35.6'		10.9'/35.6'	
REAR SETBACK	50'		3.6'		3.6'	

REVISIONS

DATE	DESCRIPTION	BY

CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:
 THIS MAP WAS PREPARED AS A BOUNDARY/ZONING LOCATION SURVEY.
 BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY (REFER TO T.C. MAP NO. 111.2169 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
 THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

MY KNOWLEDGE AND BELIEF THIS MAP IS ESSENTIALLY CORRECT AS NOTED HEREON

Jan J. Fogle
 JAN J. FOGLE, P.L.S. CT. LICENSE NO. 70432

GEOLOGIC LAND SURVEYING, PLLC
 MOUNT KISCO, N.Y. NEW FAIRFIELD, CT.

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

ZONING LOCATION SURVEY

PREPARED FOR

JOANNA D. & CHRISTOPHER G. LEWICK

THE SOUTHERLY HALF OF LOT 19 AND LOT 18

(T.C. MAP NoS. 111, 2169)

ALSO KNOWN AS
 5 CANDLEWOOD KNOLLS ROAD

SITUATE IN THE

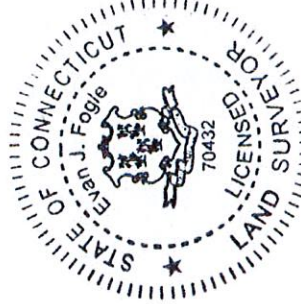
TOWN OF NEW FAIRFIELD

FAIRFIELD CO., CT.

MARCH 5, 2022

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SURVEYOR'S SEAL

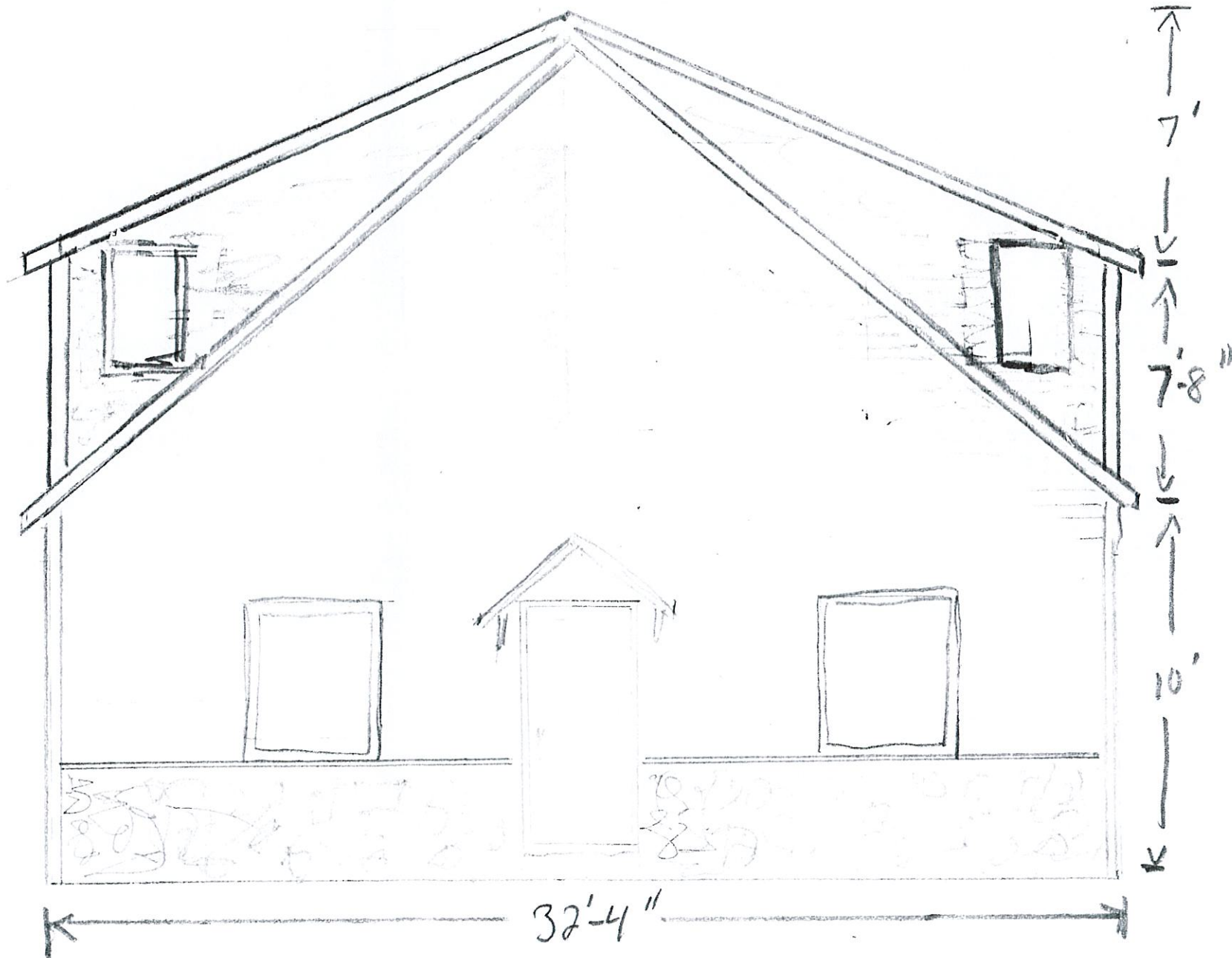


MAP NOTES

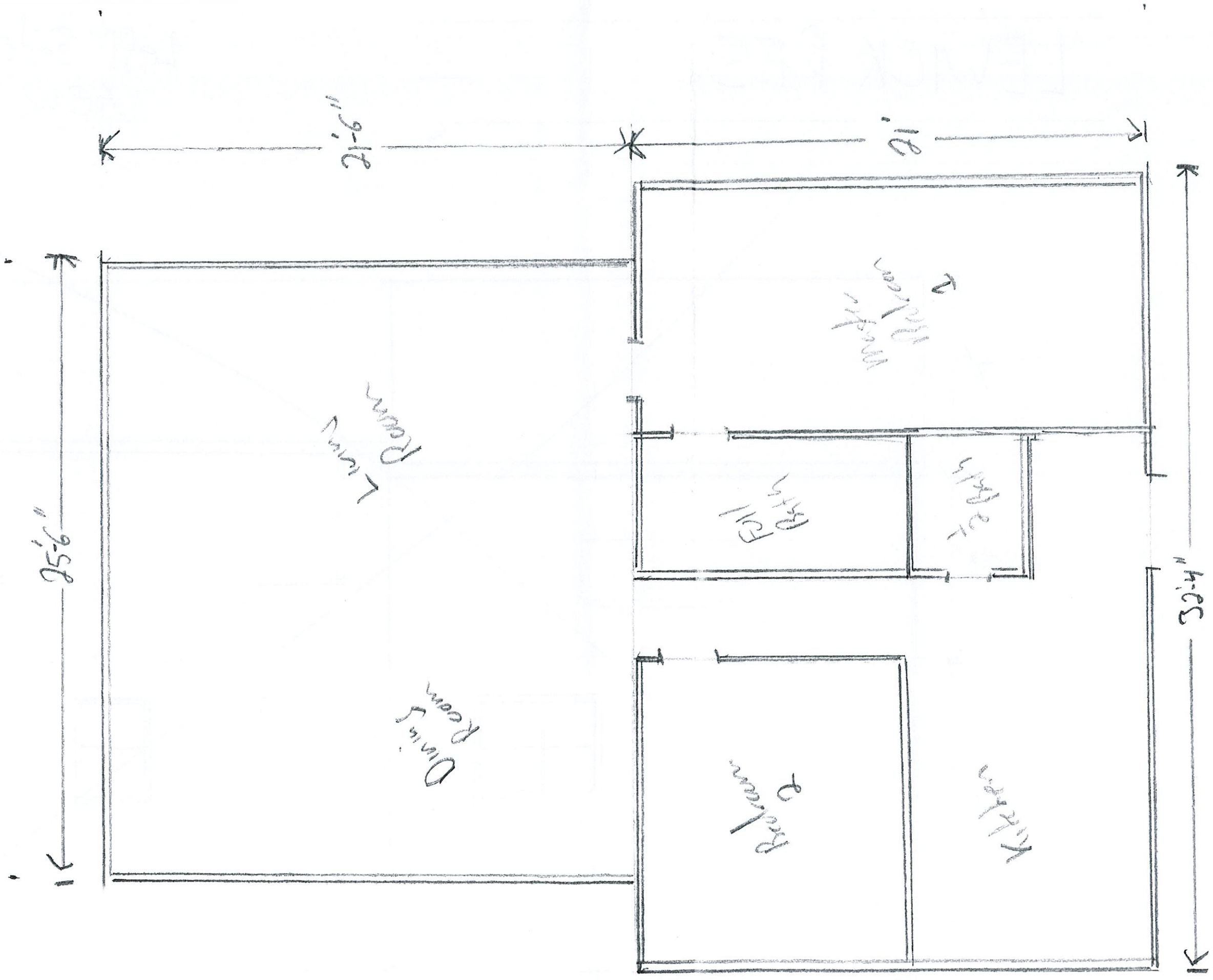
- AREA = 0.141 AC., 6155 S.F.
- TAX LOT ID: 40-1-27
- THIS SURVEY WAS CONDUCTED ON THE GROUND ON MARCH 5, 2022.
- PROPERTY LOCATED IN R44(ZONE 1) ZONING DISTRICT.
- PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES;
- UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON REFERENCES MADE TO TOWN CLERK MAP No. 101.104A, 111.1464, 2169, 2713, AS WELL AS BOOK 520 PAGE 1237.
- THE LOCATION OF SEPTIC SYSTEM SHOWN HEREON TAKEN FROM AS-BUILT ON FILE WITH THE BUILDING DEPARTMENT. ALL LOCATIONS ARE APPROX.
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S SIGNATURE, SHALL BE VALID.

LEWICK RES.

5 CANDLEWOOD KNOLLS RD



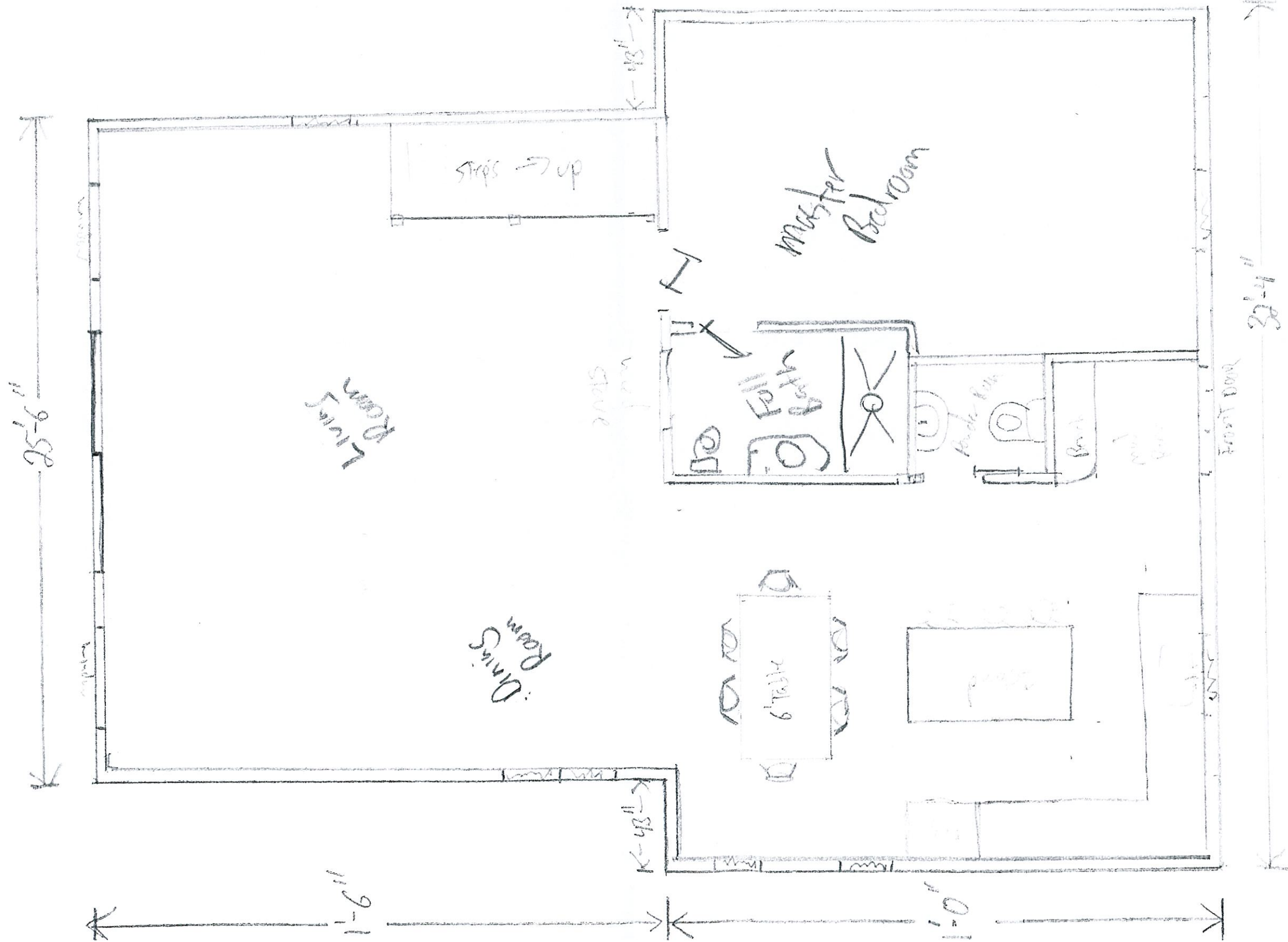
2 Story DWELLING
" Front Elevation "



LEWICK RES.

Existing Footprint
Lay out

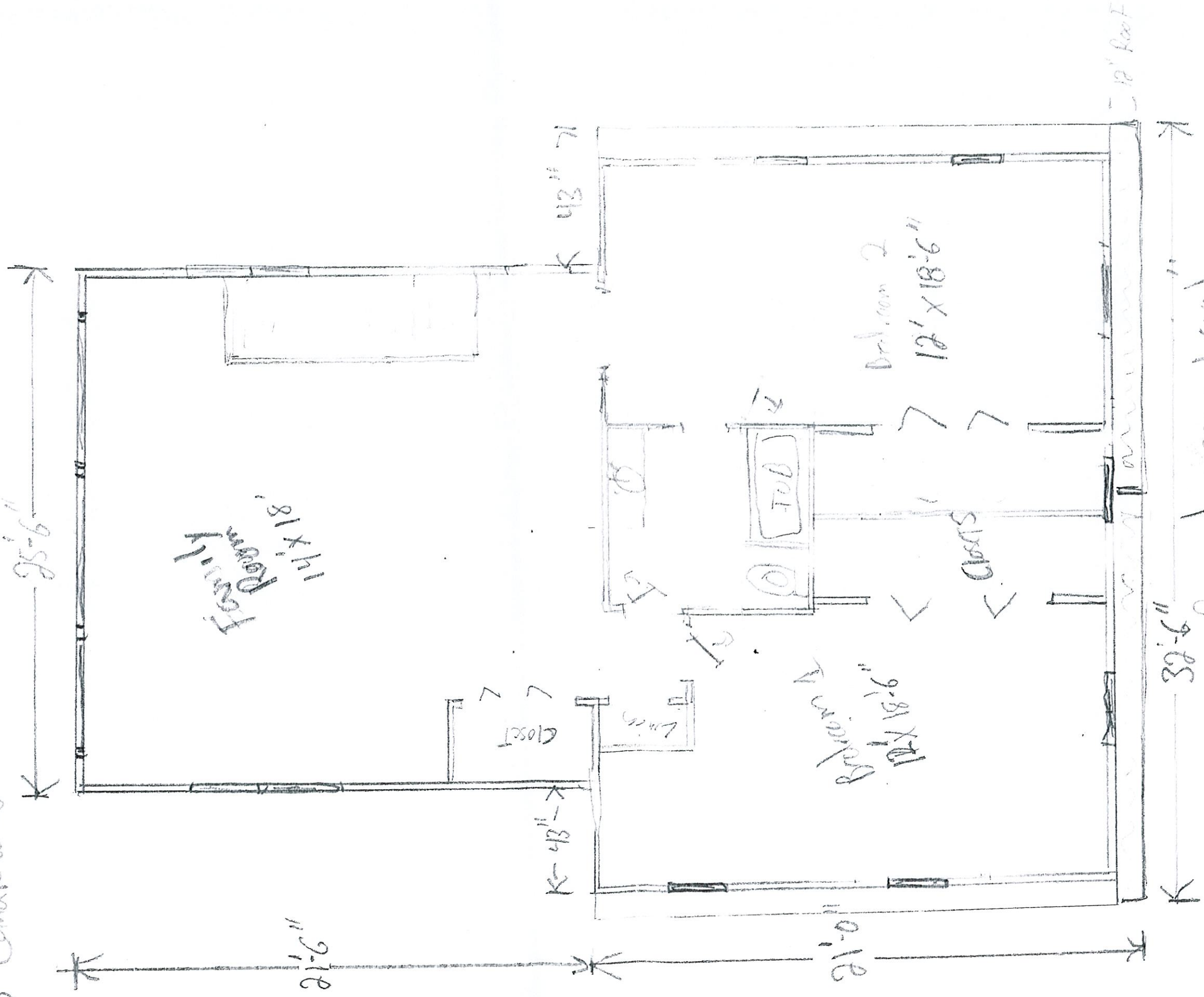
5 Candlewood Knobs
RD



PROPOSED Main LEVEL

LEWICK RES.

5 Candlewood Knolls Rd.



Proposed Upper Level

LEWICK RES.

LEWICK RES.

Left Side
View



LEWICK RES.

5 CANDLEWOOD KNOLLS RD.



← 25'-6" →

2 STORY DWELLING
"REAR Elevation"