

APPLICATION OR APEAL#: 19-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Risha Marrero  
Mailing Address: 11 Southview Rd.  
New Fairfield 06812 Phone#: 046-281-5014  
Email: RishaMarrero@gmail.com

2) Premises located at: 11 Southview Rd on the (N S E W) side of the street  
at approx. 0' feet (N S E W) from Millway (nearest intersecting road).

3) Property Owner Name: Risha Marrero  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 10 Block No.: 2 Lot No.: 18 + 19

5) Zone in which property is located: R44 Area of Lot: .34c

6) Dimensions of Lot: Frontage: 400' Average Depth: 110

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: 2017

10) Proposal for which variance is requested: For 21 x 52 above ground pool. ALSO expansion of existing deck

Hardship: Pre-existing non conforming, narrow shallow corner lot with decent slope throughout.

11) Date of Zoning Commission Denial: March 24, 2022

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

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

Setbacks Requested: Front to: 40' to 26.9' corner lot  
Side to: NR Rear to: NR  
Side to: NR Side to: NR

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

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: Risha Marrero DATE: 3-24-22



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** March 29, 2022

**PROPERTY OWNER:** Risha Marrero

**PROPERTY ADDRESS:** 11 Southview Road

**APPLICANT/AGENT:** Risha Marrero

**MAILING ADDRESS:** 11 Southview Road

**ZONING DISTRICT:** R-44 **MAP:** 10 **BLOCK:** 2 **LOT:** 18

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 (A+B)

3.2.5-Minimum Lot Area & Frontage (A)

3.2.6-Minimum Building & Structure Setbacks (A)

3.2.8-Maximum Impervious Surface

3.2.11-Minimum Lot Dimensions

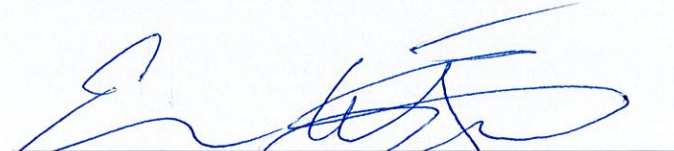
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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

**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.**

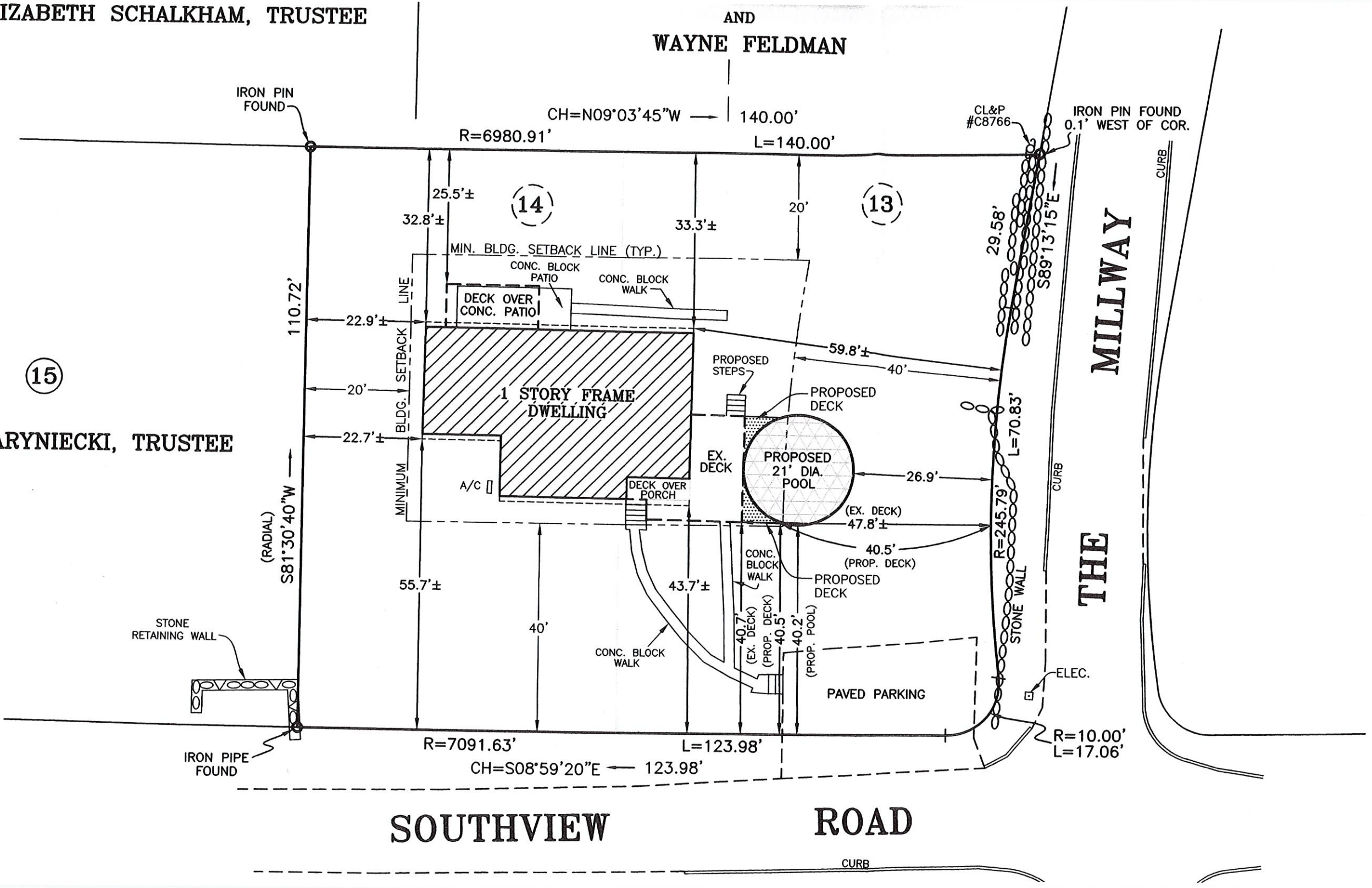
**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**

  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield

ELIZABETH SCHALKHAM, TRUSTEE

AND  
WAYNE FELDMAN

(15)  
NARYNIECKI, TRUSTEE



SOUTHVIEW

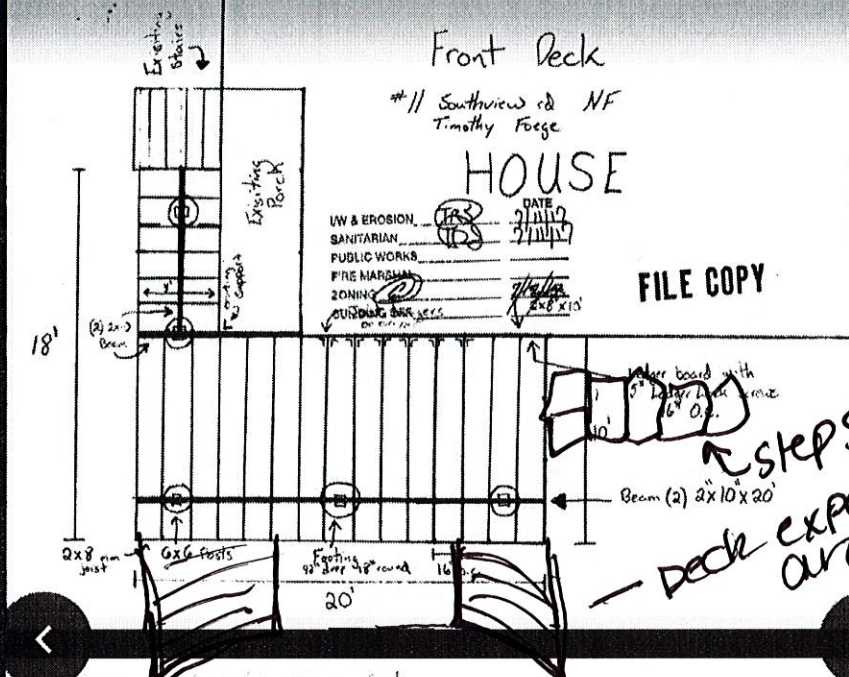
ROAD

MILLWAY

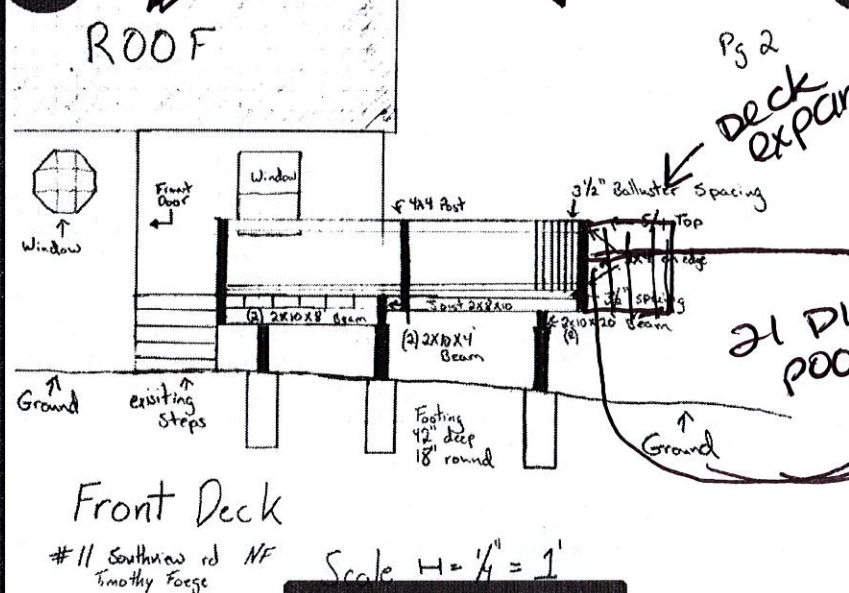
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PDF Building and zoning permits.pdf

Scale 1/4" = 1' = 19



Steps  
Deck expand half pool



Pg 2  
Deck expand



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