

APPLICATION OR APEAL#: 21-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Astoria Enterprises (Dale Halas Jr)
Mailing Address: 3 Wheeler Drive Danbury CT 06811
Phone#: 203 312 6997
Email: 7.10ASTORIA@GMAIL.COM

2) Premises located at: 7 Astoria Drive on the (N S E W) side of the street
at approx. 550 feet (N S E W) from Peralta Street (nearest intersecting road).

3) Property Owner Name: Astoria Enterprises
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 32 Block No.: 8 Lot No.: 3+4

5) Zone in which property is located: R-44 Area of Lot: .50

6) Dimensions of Lot: Frontage: 250' Average Depth: 90'

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: Application # 02-08 04/17/2008

10) Proposal for which variance is requested: to construct a new single family 4 bedroom Home

Hardship: Approved preexisting non conforming lot, because of the size and shape of the lot the setbacks CAN NOT Be met.

11) Date of Zoning Commission Denial: April 26th, 2022

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

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

Setbacks Requested: Front to: 22' Rear to: 31'
Side to: _____ Side to: _____

13) Use to be made of property if variance is granted: New single Family Home

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: Dale Halas Jr DATE: 04/05/22



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: April 26, 2022
PROPERTY OWNER: Astoria Enterprise/Dale Halas Jr.
PROPERTY ADDRESS: 7 Astoria Drive
APPLICANT/AGENT: Dale Halas Jr.
MAILING ADDRESS: 3 Wheeler Drive Danbury, CT 06811
ZONING DISTRICT: R-44 **MAP:** 32 **BLOCK:** 8 **LOT:** 3+4

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+C)
- 3.2.11-Minimum Lot Dimensions
- 7.1.1.1-Improved Lots in Validated Subdivision or Recorded Approved Subdivision and Resubdivision (A+B)
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building 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.

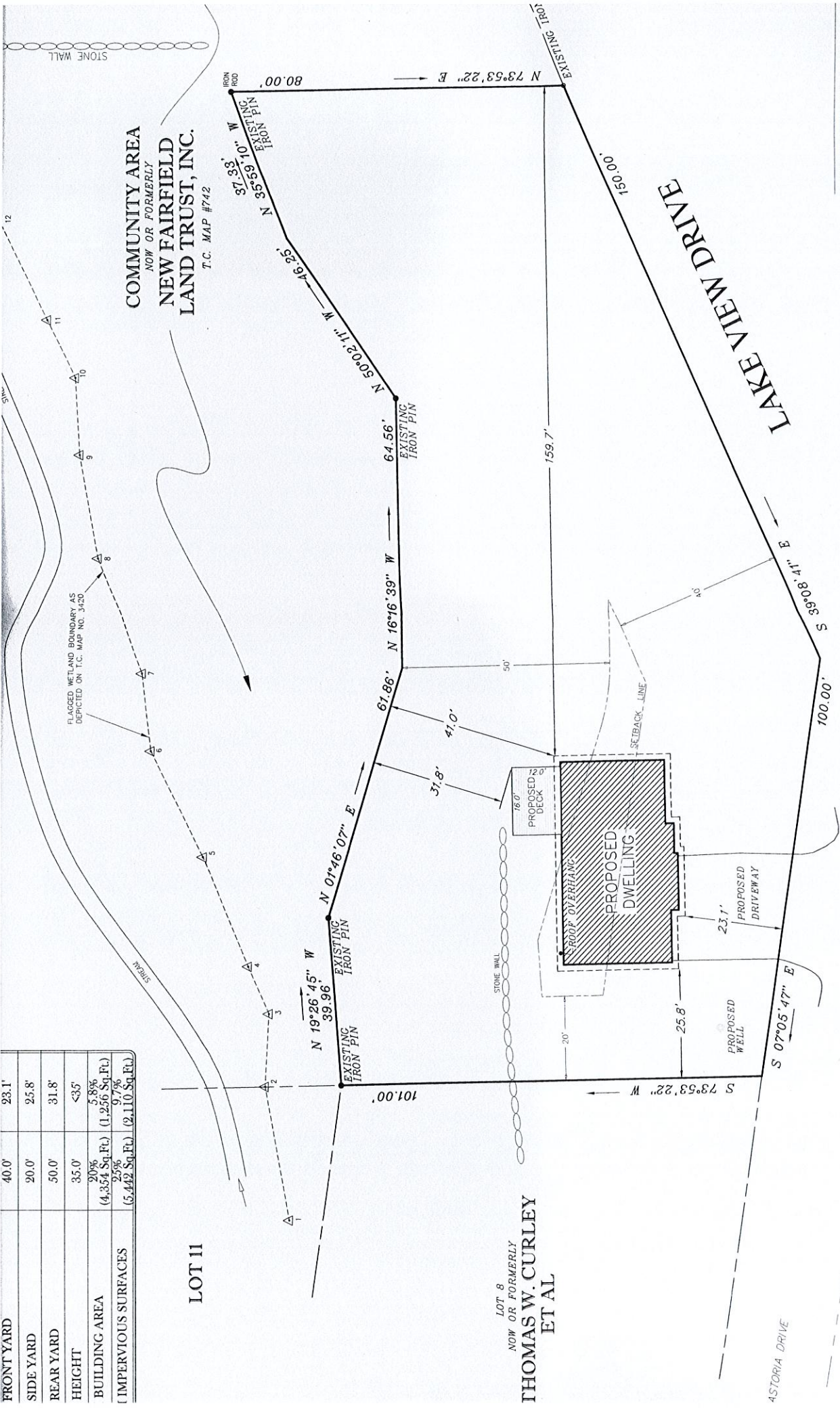


Evan White, Zoning Enforcement Officer
Town of New Fairfield

FRONT YARD	40.0'	23.1'
SIDE YARD	20.0'	25.8'
REAR YARD	50.0'	31.8'
HEIGHT	35.0'	<35'
BUILDING AREA	20%	5.8%
(IMPERVIOUS SURFACES	(4,354 Sq.Ft.)	(1,256 Sq.Ft.)
	(5,442 Sq.Ft.)	(2,110 Sq.Ft.)

LOT 11

COMMUNITY AREA
NOW OR FORMERLY
NEW FAIRFIELD
LAND TRUST, INC.
T.C. MAP #742



LOT 8
NOW OR FORMERLY
THOMAS W. CURLEY
ET AL

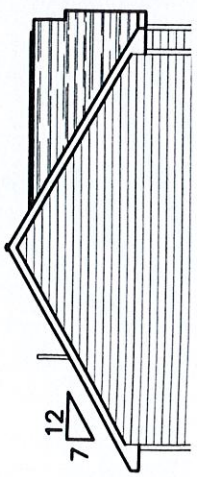
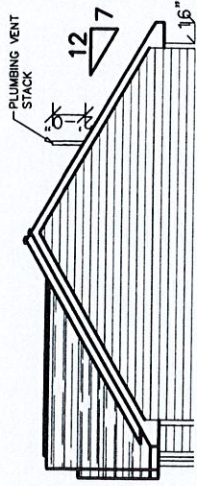
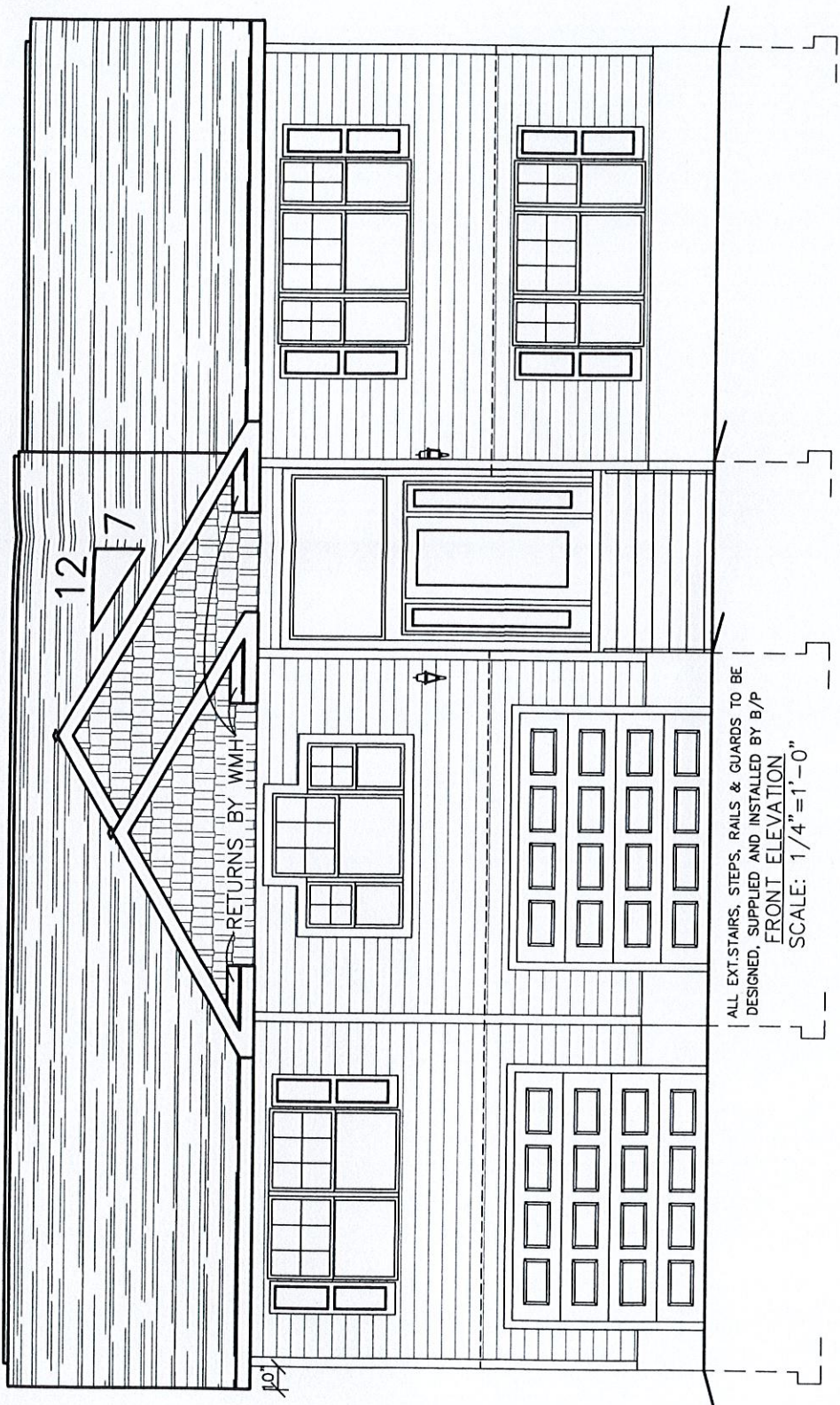
(UNIMPROVED R.O.W.)

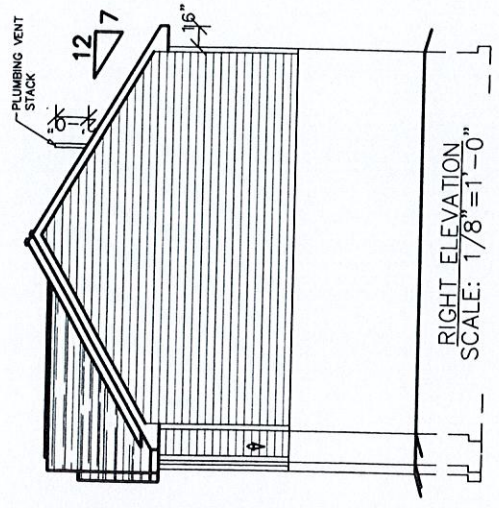
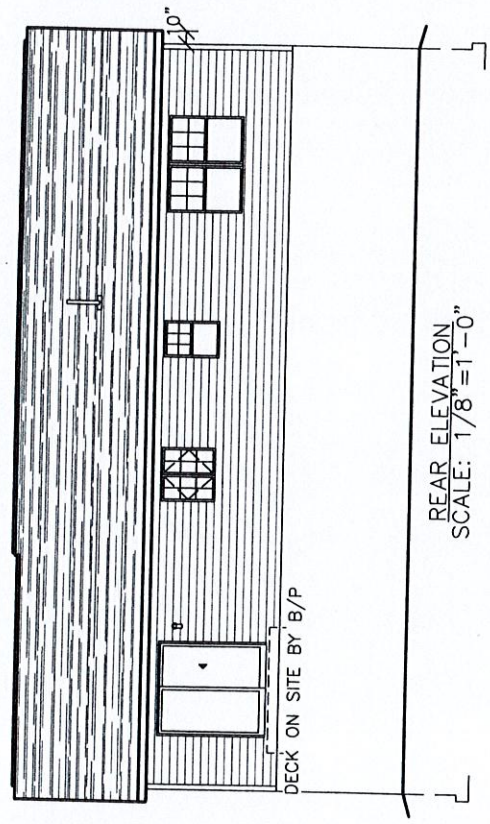
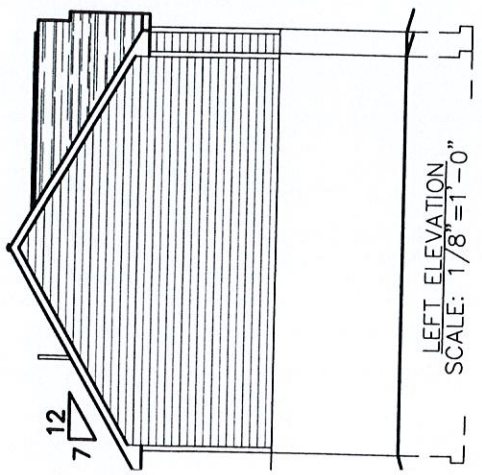
NOTES:
CORD: ASTORIA ENTERPRISES LLC
VOL.530 PG.763 OF THE N.F.L.R.

EXISTING/PR
IMPROVEMENT LOC

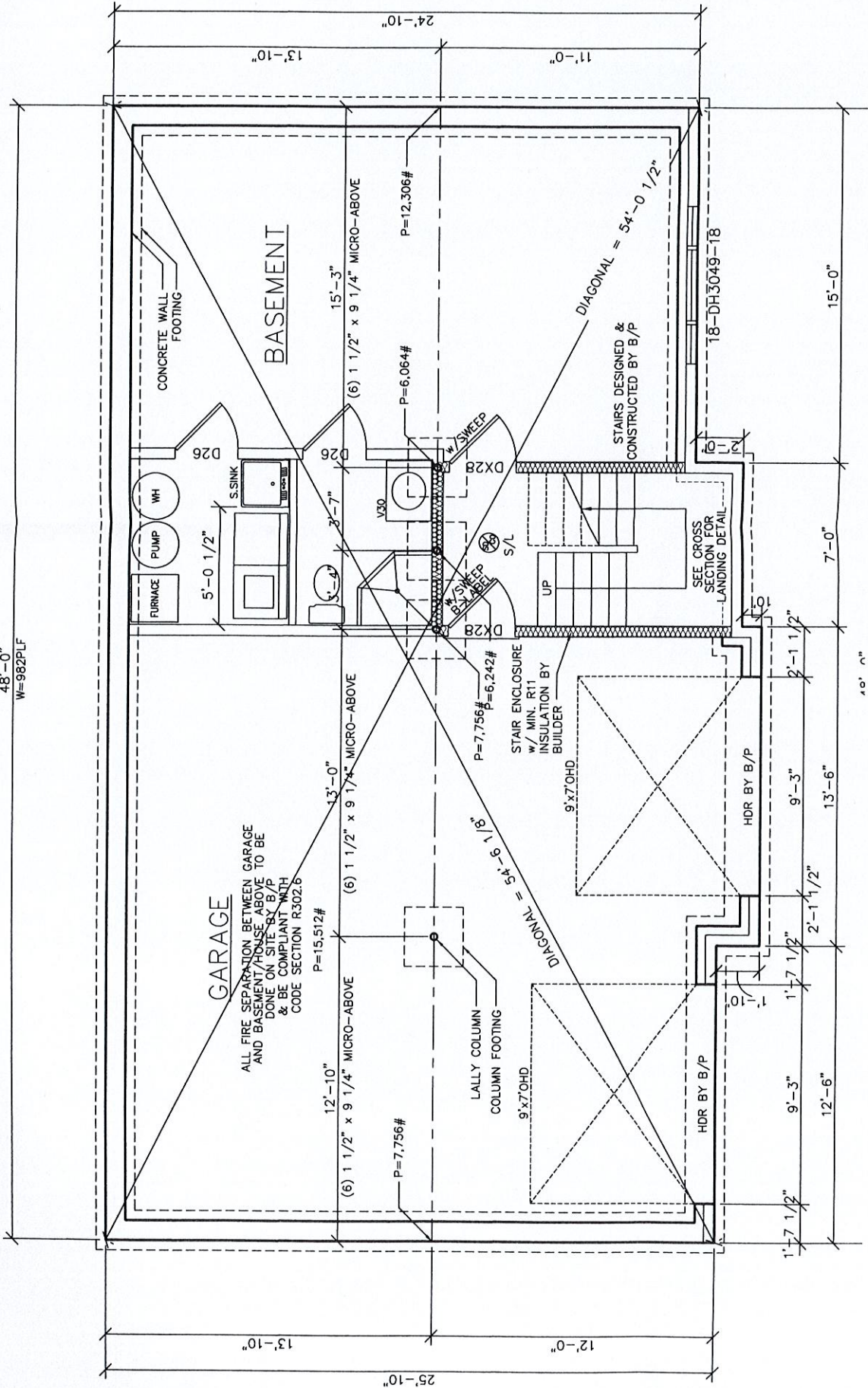
LAKE VIEW DRIVE

ASTORIA DRIVE





48'-0"
W=982PLF



GARAGE

ALL FIRE SEPARATION BETWEEN GARAGE AND BASEMENT FLOORS ABOVE TO BE DONE ON SITE BY B/P & BE COMPLIANT WITH CODE SECTION R302.6

BASEMENT

(6) 1 1/2" x 9 1/4" MICRO-ABOVE

(6) 1 1/2" x 9 1/4" MICRO-ABOVE

(6) 1 1/2" x 9 1/4" MICRO-ABOVE

P=7,756#

P=15,512#

P=7,756#

P=6,064#

P=12,306#

9'x7'0HD

9'x7'0HD

9'x7'0HD

STAIR ENCLOSURE
w/ MIN. R11
INSULATION BY
BUILDER

DIAGONAL = 54'-6 1/2"

DIAGONAL = 54'-0 1/2"

STAIRS DESIGNED &
CONSTRUCTED BY B/P

HDR BY B/P

HDR BY B/P

HDR BY B/P

18-DH3049-18

SEE CROSS SECTION FOR LANDING DETAIL

UP

1'-7 1/2"

1'-7 1/2"

2'-1 1/2"

2'-1 1/2"

2'-1 1/2"

7'-0"

7'-0"

15'-0"

15'-0"

15'-0"

15'-0"

12'-10"

12'-10"

12'-10"

13'-10"

13'-10"

13'-10"

24'-10"

24'-10"

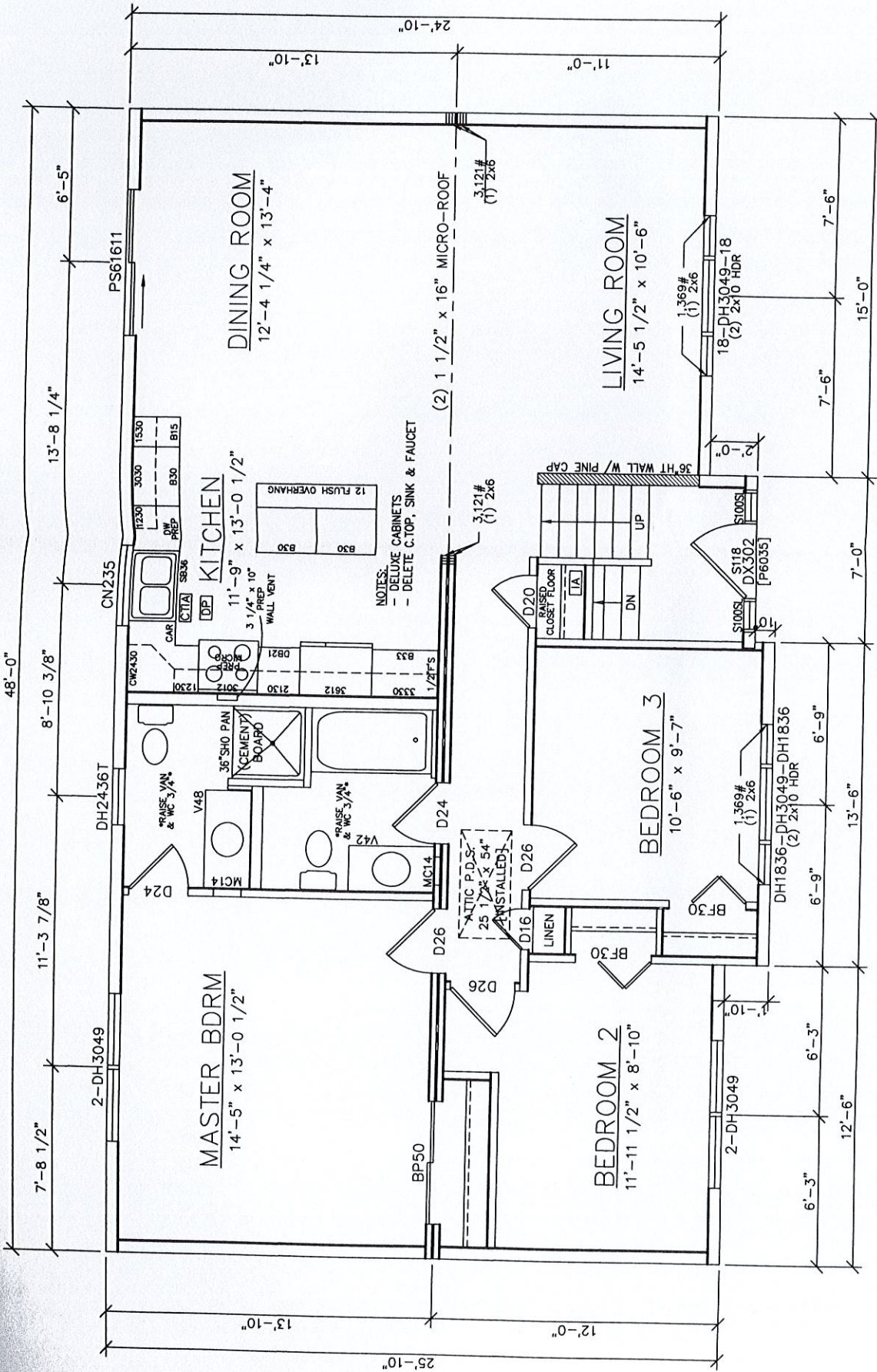
24'-10"

24'-10"

24'-10"

24'-10"

40' 0"



NOTES:
 - ANDERSEN 200 SERIES WINDOWS, W/ GBG (6/1)
 - 1 x 6 FLAT BASE TRIM

NOTE:
 ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24"