

APPLICATION OR APEAL#: 22-22

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, CT Phone#: 203 648-0375
Email: carenccarpenter@gmail.com

2) Premises located at: 1 Shad Blow Rd. on the (N S E W) side of the street
at approx. 0 feet (N S E W) from Candle Hill Rd. (nearest intersecting road).

3) Property Owner Name: Zachary and Natalie Staszak

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 6 Block No.: 3 Lot No.: 106 9.2 #10

5) Zone in which property is located: R-44 Area of Lot: .55 acre

6) Dimensions of Lot: Frontage: 128.6' Average Depth: 114'

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: March 16, 1995 #12-95

10) Proposal for which variance is requested: Requesting to add a second floor to the existing footprint & to add a screen covered porch to an existing rear deck.

Hardship: A nonconforming, steep lot & an unusual configuration of the lot.

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

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

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

Setbacks Requested: Front to: 40' Rear to: _____
West Side to: 20' to 12.00' Side to: _____

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: _____

#2

received
4-6-22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: April 26, 2022

PROPERTY OWNER: Zachary T. & Natalie A. Staszak

PROPERTY ADDRESS: 1 Shad Blow Road

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 **MAP:** 6 **BLOCK:** 3 **LOT:** 9.2

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)

3.2.6-Minimum Building & Structure Setbacks (B)

3.2.11-Mimimum 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

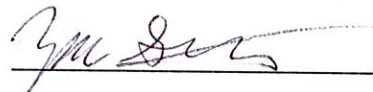
Zachary & Natalie Staszak

1 Shadblow RD

New Fairfield, CT 06812

Re: Agent Authorization

The undersigned, registered property owners of the above noted property, 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.



Zachary Staszak

Date: March 31, 2021



Natalie Staszak

Date: March 31, 2021



2nd Condition on
Zoning Permit
Only Brought in 1
Copy -
Made Copy for Blodg
file -

MAP SHOWING
1 SHAD BLOW ROAD
LOT 104 & SOUTHERLY 1/2 LOT 112
CANDLEWOOD HILLS SECT. A
PREPARED FOR
CHARLES & FRAN PAPPENHAUSEN
NEW FAIRFIELD, CONNECTICUT

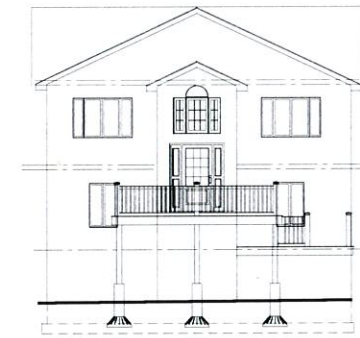
SCALE 1" = 20'
certified Substantially correct as a class A2 Survey



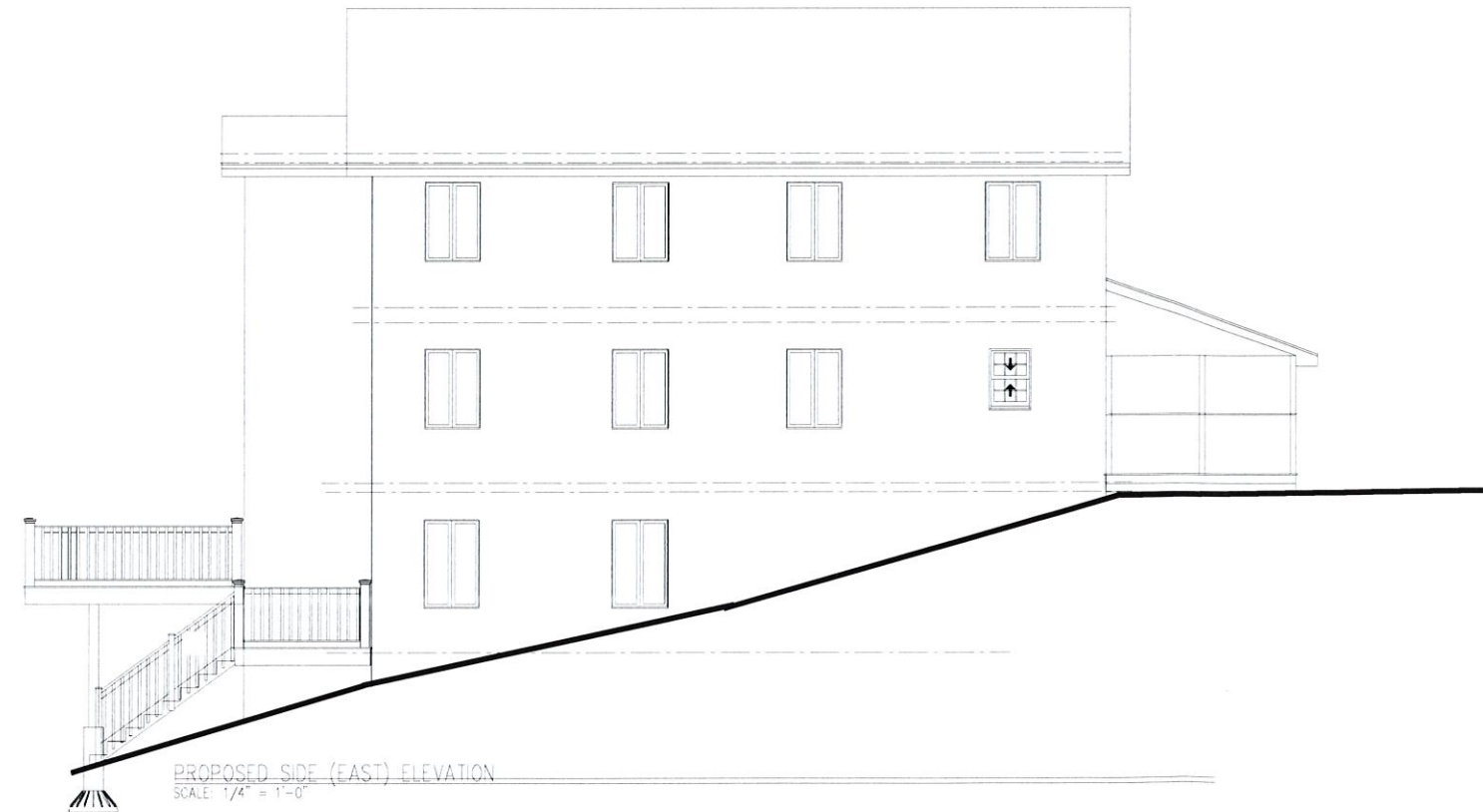
6-3-92-10
received
25 (over 21)
Zoning 216



PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"




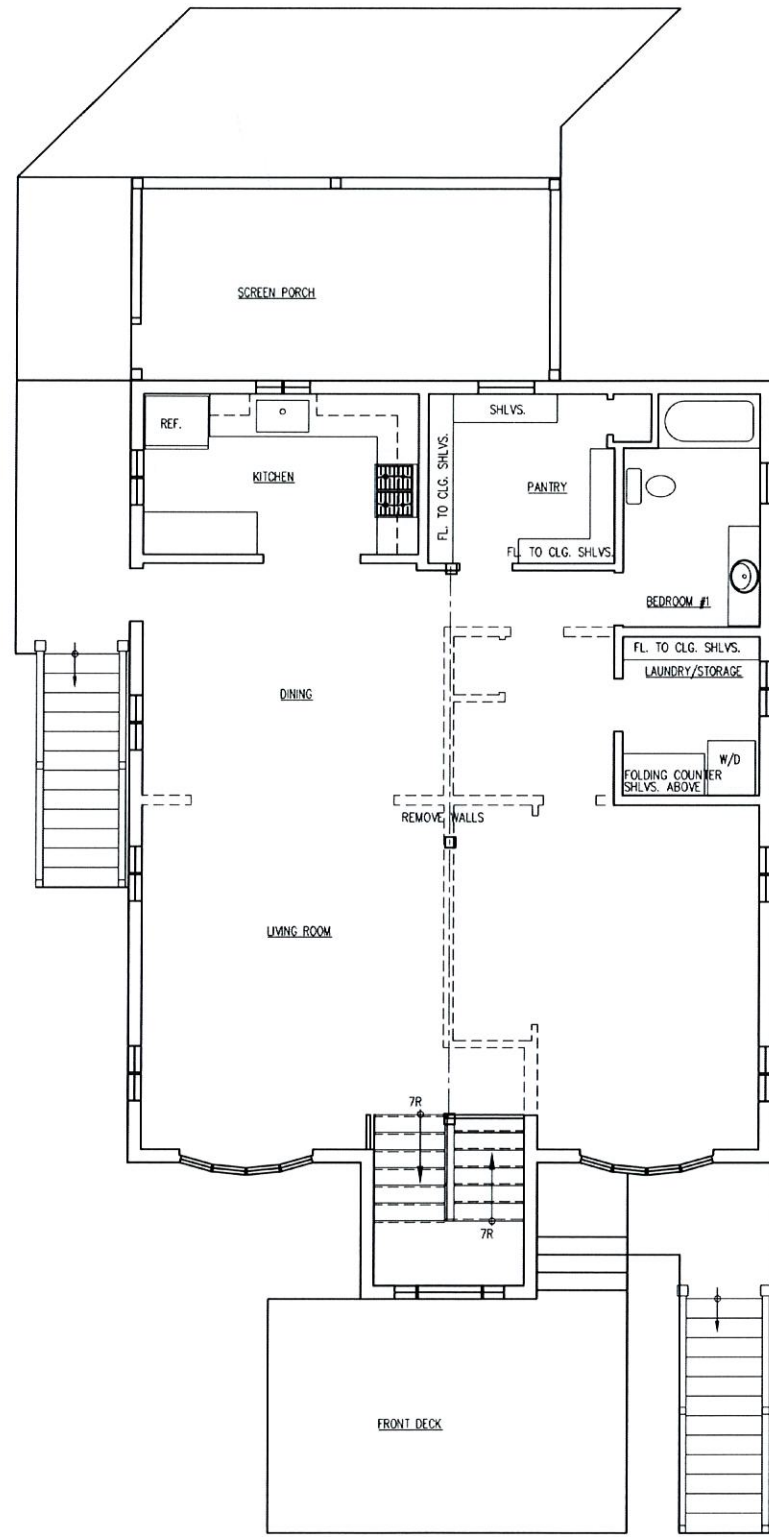
PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



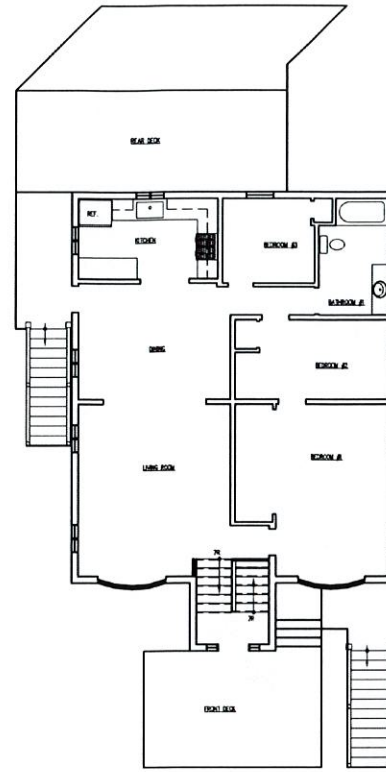
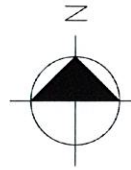
EXISTING SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

FILE NAME:
PLOT SCALE:

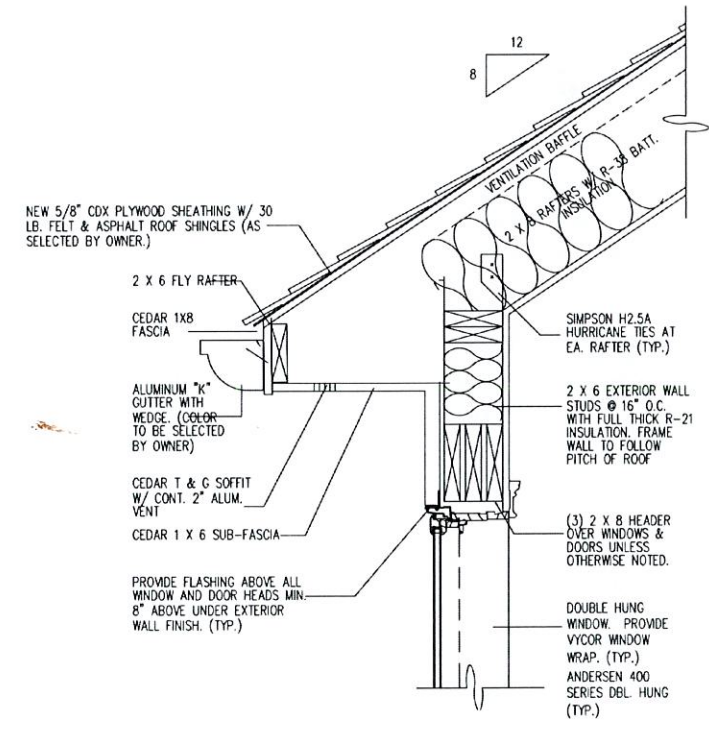
ISSUE DATES	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: ZACHARY AND NATALIE STASZAK 1 SHAD BLOW ROAD, NEW FAIRFIELD, CONNECTICUT	
	EXTERIOR ELEVATIONS	
	SCALE: AS NOTED	DRAWN BY:
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	CHECKED BY:
		DRAWING NO.
		A-4



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




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



SOFFIT DETAIL
SCALE: 1/2" = 1'-0"

FILE NAME:
PLOT SCALE:

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: ZACHARY AND NATALIE STASZAK 1 SHAD BLOW ROAD, NEW FAIRFIELD, CONNECTICUT		
	FIRST FLOOR PLAN & DETAILS SCALE: AS NOTED		DRAWN BY: CHECKED BY:
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		DRAWING NO.: A-2