

APPLICATION OR APEAL#: 23-22

**APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS**

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

1) Applicant: Caren Carpenter, Architect  
Mailing Address: 2 Elwell Rd.  
New Fairfield, CT Phone#: 203 648-0375  
Email: carencarpenter@gmail.com

2) Premises located at: 2 Crestway on the (N S E W) side of the street  
at approx. 500 feet (N S E W) from \_\_\_\_\_ (nearest intersecting road).

3) Property Owner Name: Arthur & Sandy Lynch  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 10 Block No.: 2 Lot No.: 45

5) Zone in which property is located: R-44 Area of Lot: .254

6) Dimensions of Lot: Frontage: 134.56' Average Depth: 120'

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? No

If so, give dates and application numbers: \_\_\_\_\_

10) Proposal for which variance is requested: Non conforming, shallow & narrow lot  
Requesting to enlarge front porch & steps, to build a 3 season room on part of  
existing deck, to raise the roof 4'-3" over part of the house & to build a  
Hardship: Non conforming, shallow & narrow lot roof deck.

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' to 35.5' Rear to: 50' to 22'  
Side to: 20' to 16.1' 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: Caren Carpenter DATE: 4/19/22



received



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

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

**DATE:** April 26, 2022

**PROPERTY OWNER:** Arthur & Sandy Lynch

**PROPERTY ADDRESS:** 2 Crestway

**APPLICANT/AGENT:** Caren Carpenter

**MAILING ADDRESS:** 2 Elwell Road

**ZONING DISTRICT:** R-44 **MAP:** 10 **BLOCK:** 2 **LOT:** 45

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 (A+B+C)

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

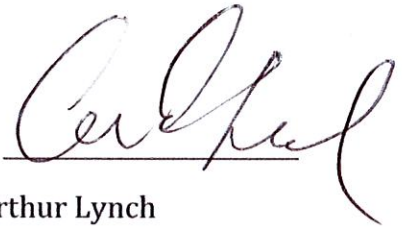


Arthur & Santa Lynch

2 Crestway, New Fairfield, CT 06812

Re: Agent Authorization

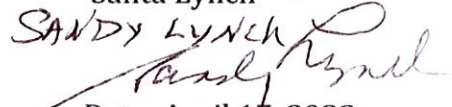
The undersigned, registered property owners of the above noted property, do hereby authorize Caren Carpenter, Registered Architect, of 2 Elwell Road, New Fairfield, CT 06812, to act on our behalf and take all actions necessary for the preparation and submission of a variance application to the Zoning Board of Appeals of New Fairfield, Connecticut, including, but not limited to, working with a surveyor to finalize lot maps.



Arthur Lynch

Date: April 17, 2022



Santa Lynch AKA  
SANDY LYNCH  
  
Date: April 17, 2022

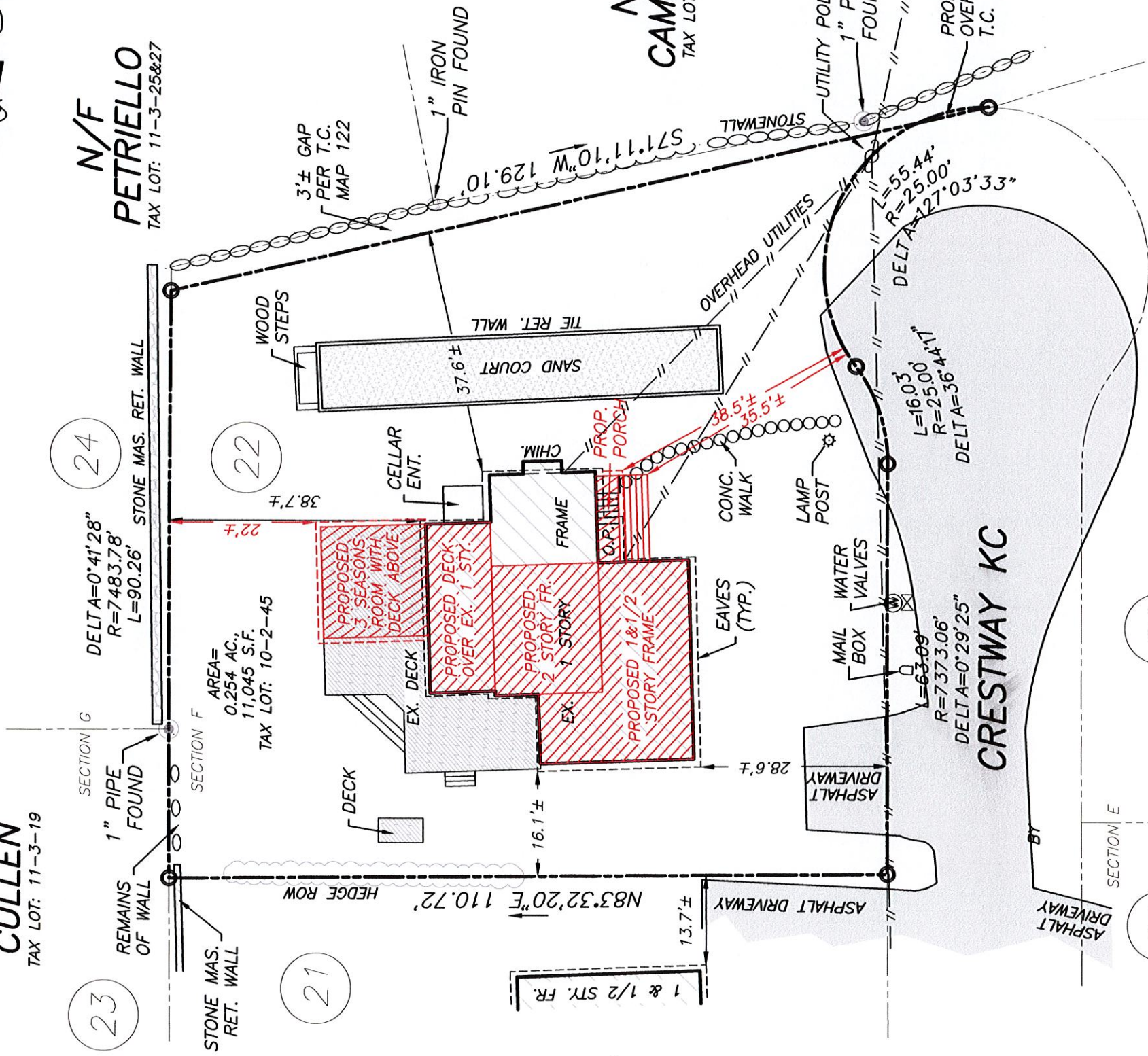


N/F  
CULLEN  
TAX LOT: 11-3-19

N/F  
PETRIELLO  
TAX LOT: 11-3-25&27

N/F  
POTTS  
TAX LOT: 10-2-46

N/F  
CAMPBELL  
TAX LOT: 10-2-1.1



ZONING TABLE - R44 (ZONE 1)

TOWN REQ.	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%
EXISTING	43560	2209	20.0%
PROPOSED	11045	1359	12.3%
	11045	1638	14.8%
		2761	25.0%
		1790	16.2%
		2069	18.7%

REVISIONS

DATE	DESCRIPTION	BY
1/18/22	ADD PROPOSED	EF

**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:

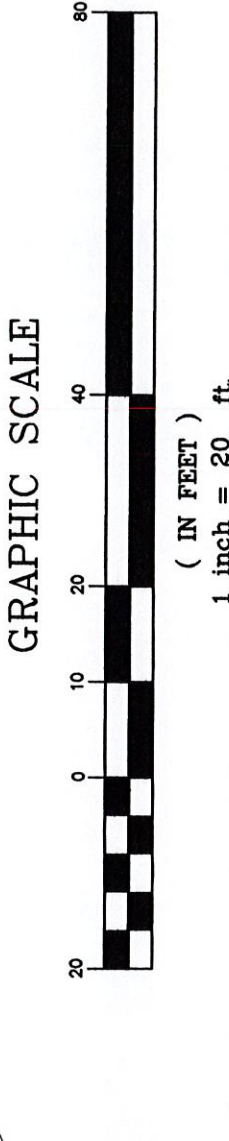
THIS MAP WAS PREPARED AS A LIMITED BOUNDARY/PROPERTY SURVEY.

BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 122 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).

THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Van J. Fogie*  
VAN J. FOGIE, P.L.S. CT. LICENSE NO. 70432



PROPERTY SURVEY  
PREPARED FOR  
**ARTHUR & SANDY LYNCH**

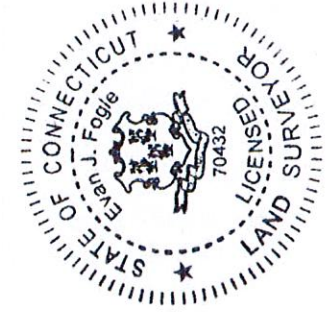
BEING  
**LOT 22, SECTION F**  
(T.C. MAP No. 122)  
ALSO KNOWN AS  
**2 CRESTWAY KC**  
SITUATE IN THE  
**TOWN OF NEW FAIRFIELD**  
**FAIRFIELD CO., CT.**  
**SCALE: 1" = 20'**  
**MARCH 28, 2022**

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**SURVEYOR'S SEAL**

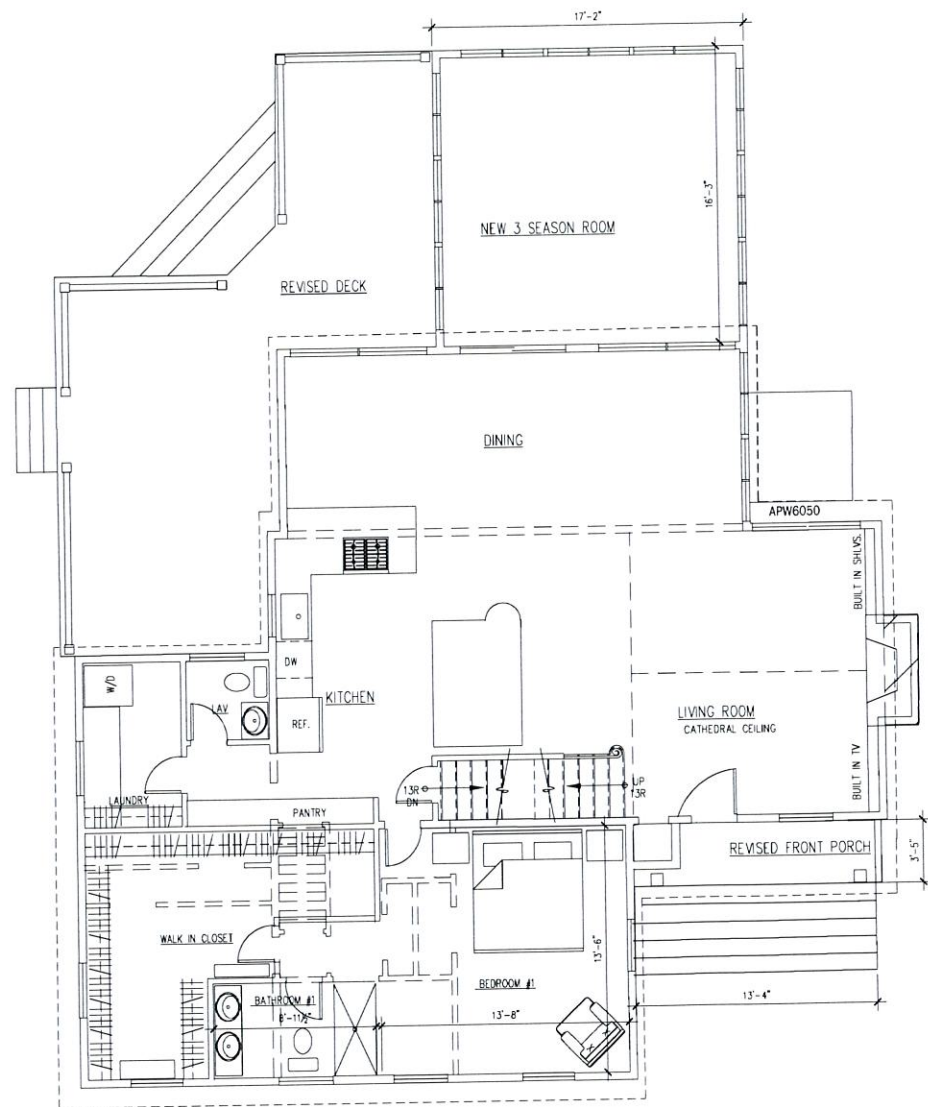
**MAP NOTES**

1. THIS SURVEY WAS CONDUCTED ON THE GROUND ON MARCH 28, 2022.
2. PROPERTY LOCATED IN ZONE 1 (R44) ZONING DISTRICT.
3. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
4. NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
5. REFERENCES MADE TO TOWN CLERK MAP NO. 122. 392. 1585. AS WELL AS BOOK 441 PAGE 142.
6. REFERENCES MADE TO MAPS PREPARED BY DAVID A. WHITE ENTITLED "AS-BUILT PLOT PLAN FOR ROBERT A. & TERESE R. BAUER" DATED MARCH 19, 2003.
7. OFFSETS SHOWN HEREON REFER TO THE BUILDING EAVES U.O.N.

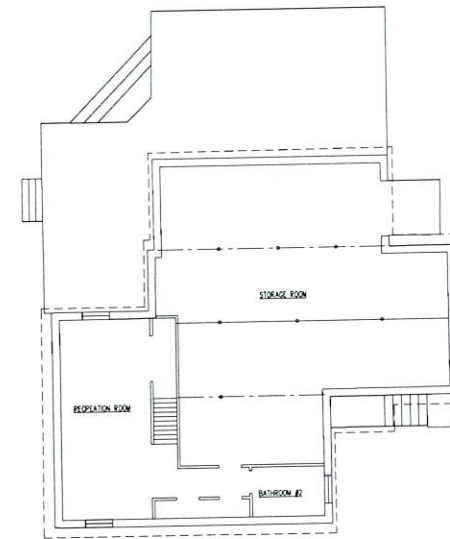


GEOLOGIC LAND SURVEYING, PLLC  
100 HARTFORD AVENUE, SUITE 200, NEW FAIRFIELD, CT 06424

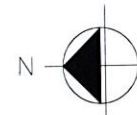





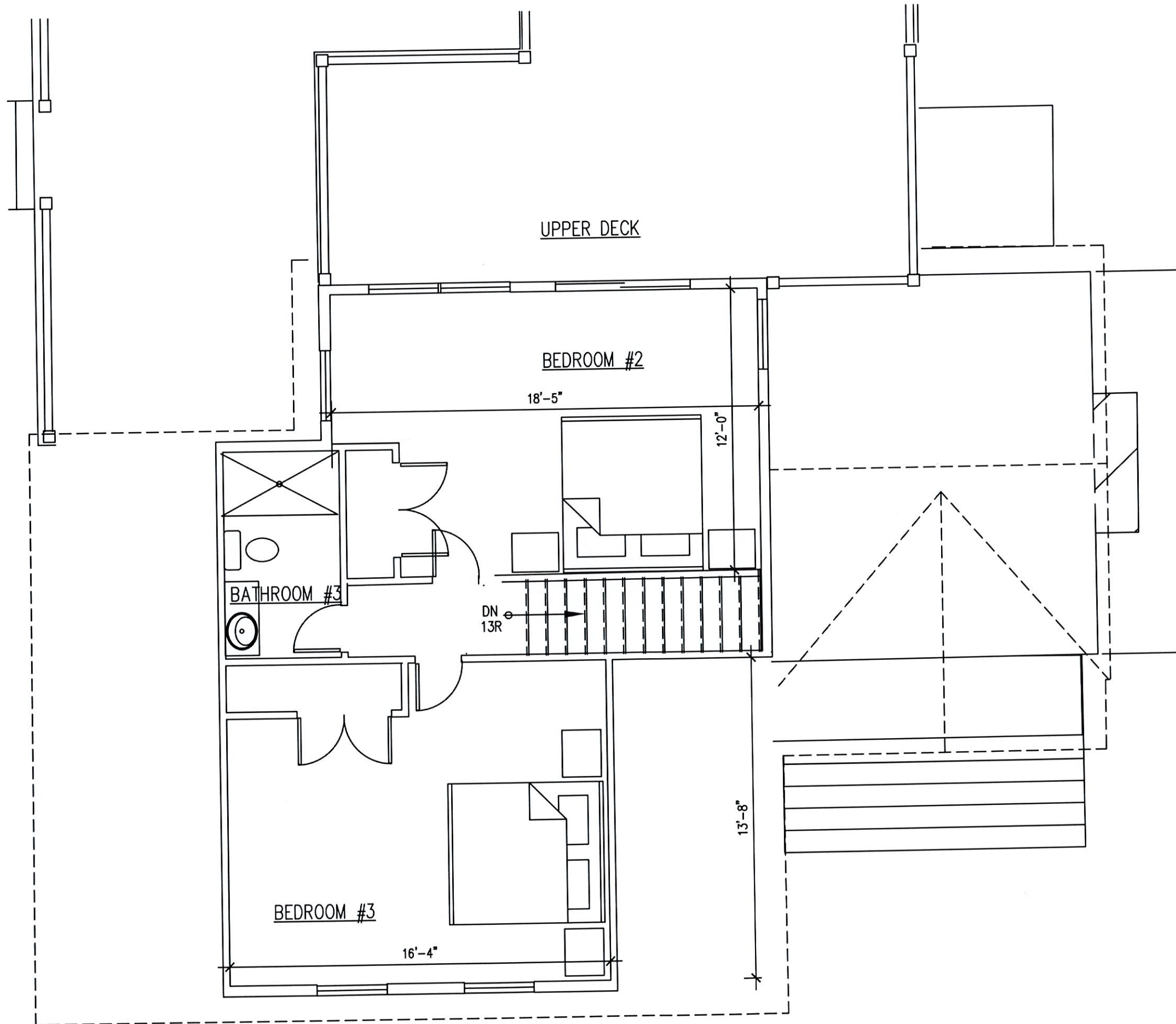
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

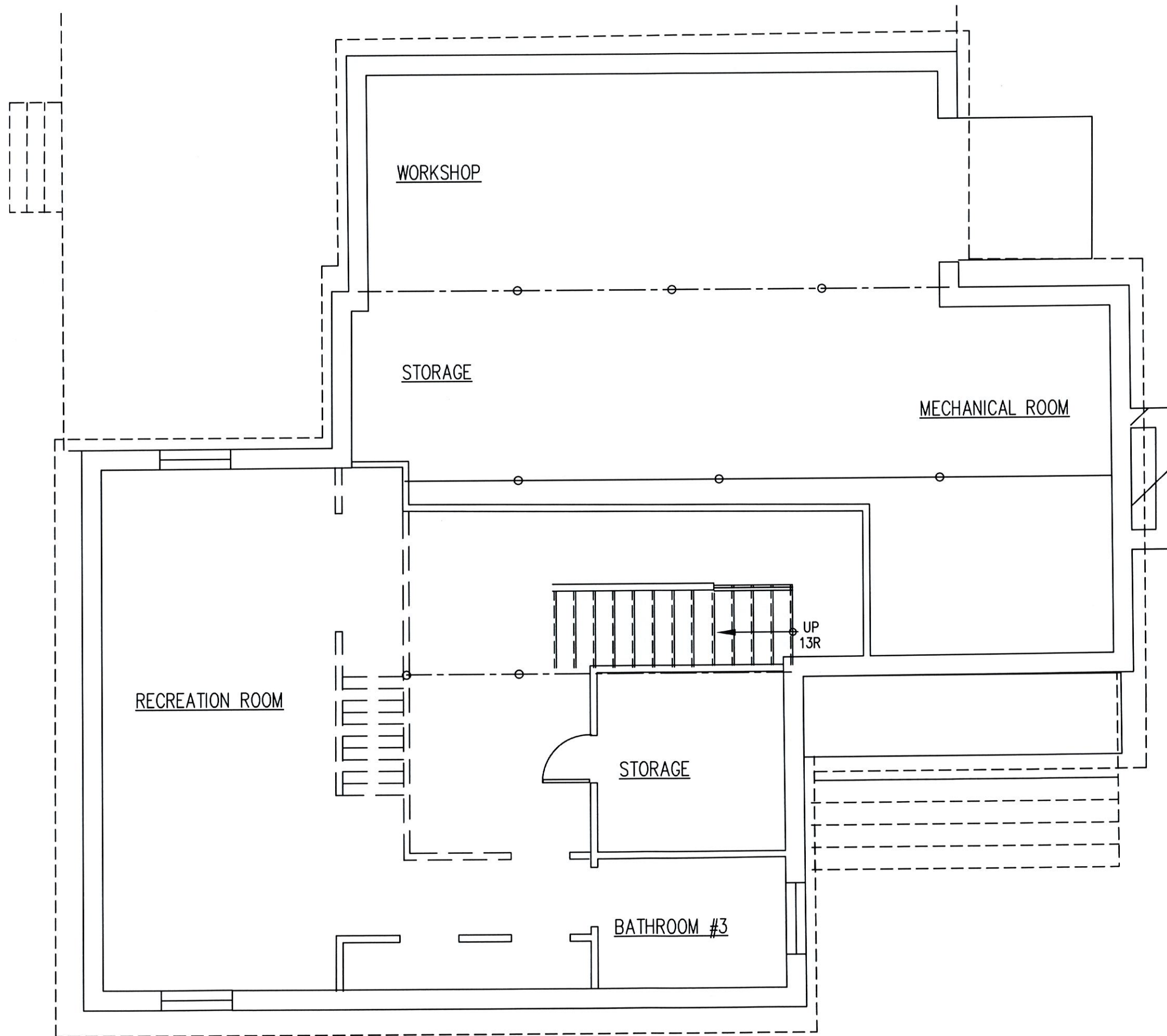


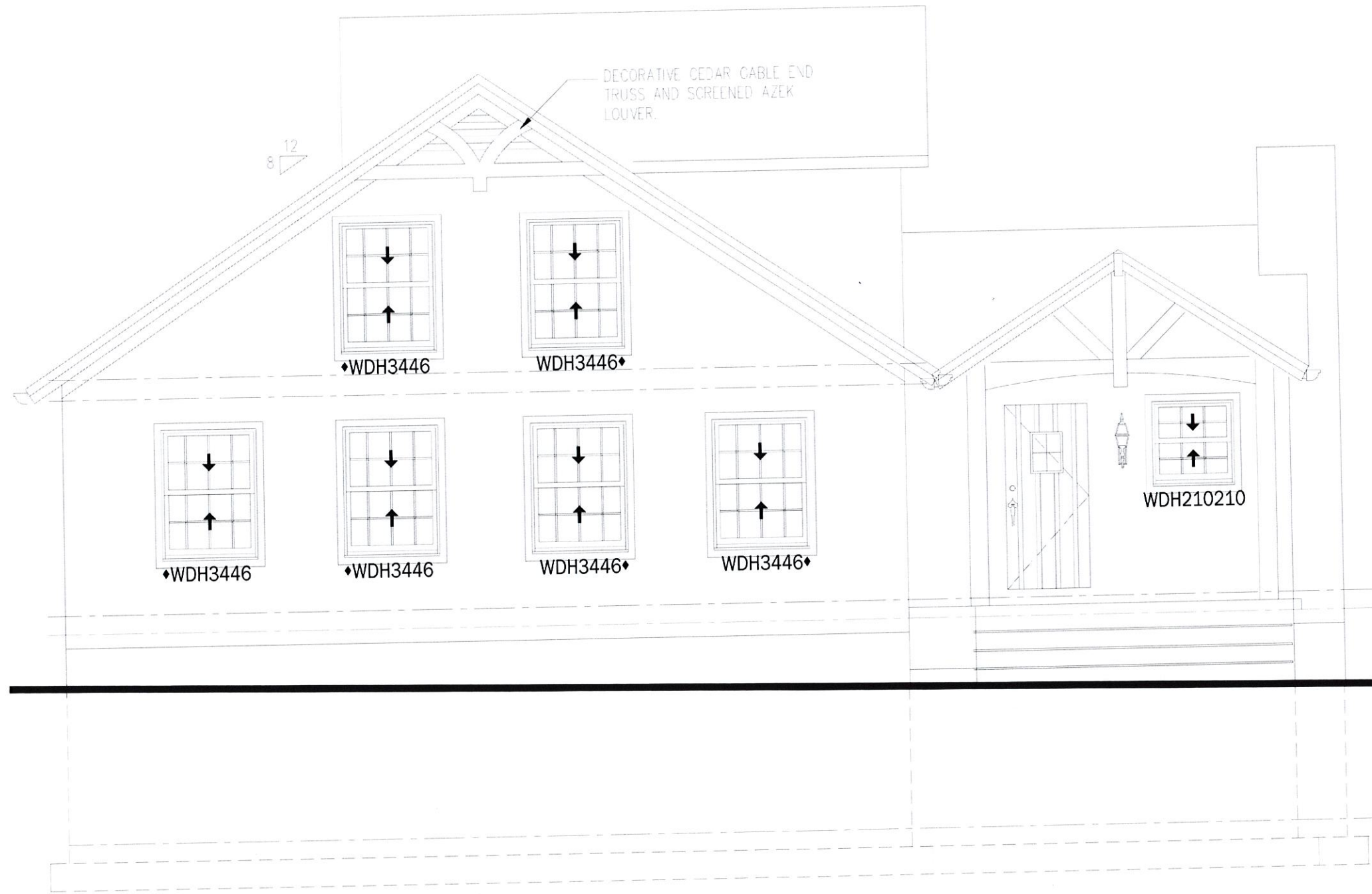
EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for:		
	MR. AND MRS. ARTHUR LYNCH		
	2 CRESTWAY, NEW FAIRFIELD, CONNECTICUT		
	 <b>CAREN CARPENTER ARCHITECT</b>	<b>FIRST FLOOR PLAN &amp; DETAILS</b>	DRAWN BY: CCC
		SCALE: AS NOTED	CHECKED BY: CCC
		<b>CAREN CARPENTER ARCHITECT</b>	DRAWING NO.:
		2 ELWELL ROAD NEW FAIRFIELD, CT 06432 TEL: (860) 844-8275 EMAIL: ccarc@carpenterjcharter.net	<b>A-2</b>







DECORATIVE CEDAR CABLE END TRUSS AND SCREENED AZEK LOUVER.

8/12

◆WDH3446

WDH3446◆

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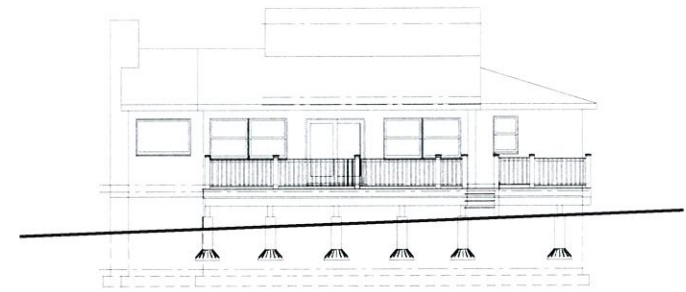
WDH3446◆

WDH210210

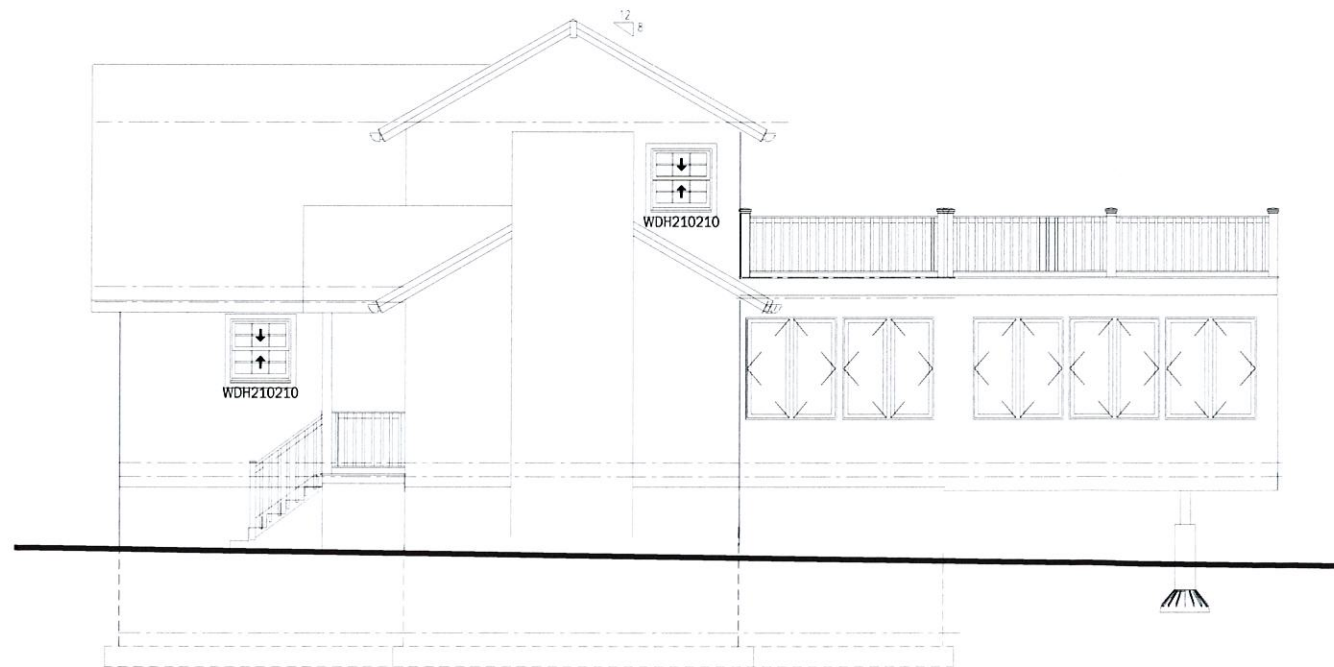




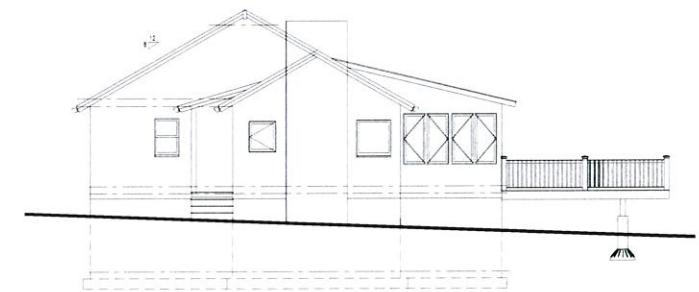
PROPOSED REAR (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MR. AND MRS. ARTHUR LYNCH 2 CRESTWAY, NEW FAIRFIELD, CONNECTICUT	
	EXTERIOR ELEVATIONS & DECK DETAILS SCALE: AS NOTED	DRAWN BY: CDD CHECKED BY: CDD
	<b>CAREN CARPENTER</b> ARCHITECT	DRAWING NO.:
	2 ELWELL ROAD, NEW FAIRFIELD, NY 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@charter.net	A-5