

**ZONING COMMISSION**  
Town of New Fairfield  
203-312-5646 Fax 203-312-3508

**SPECIAL PERMIT APPLICATION**

Application Number SP-22-016  
Map: 10 Block: 3 Lot: 85

Please type or print:

Date: April 14, 2022

Applicant: Jake Danziger

Mailing Address: 5 Stonewall Ridge Road, Newtown, CT 06470

Project Address: 51 Knollcrest Road

Phone No: (203) 364-7202

Owner (s) of Record: James & Jaime Roddy

Address: 705 West Road, New Canaan, CT 06840

Phone No: \_\_\_\_\_

Application is hereby made for Special Permit per section 8.2 pursuant to the following section (s) of the Zoning Regulations:

Acitivities within 300' of the 440 Line

For the following purpose: Construct 2 patios with retaining walls  
and site grading

In compliance with the requirements of the Zoning Regulations, I am hereby submitting the fee, plans, documents and additional information as required.

Fee of **\$460.00\*** as specified in Section 10.1.2C (\$200.00 application, \$60.00 State Surcharge and \$200.00 Two Legal Notice for Public Hearing and Results of Application Advertised in News Paper).

Letter of authorization from property owner stating an agent may apply for permit. Signature on letter must be original not copied, facsimile or e-mail.

**received**  
4-19-22

Ten (10) copies of site plans including a **A-2 SURVEY by a CT Land surveyor with existing and proposed percentage of impervious surfaces** together with existing proposed site improvements including building, parking landscaping access & egress and **proposed signage**. A-2 survey shall be drawn at a scale of at least 1" = 50', and shall be on sheets either 36" x 24", 18" x 12" or 18" x 24" (Check regulations for further details).

Ten (10) copies of a narrative report prepared by a Connecticut licensed engineer as required in Section 6.7 – Storm Water Management Plan.

Report from Health Department on adequacy of sewage disposal system and water supply. **Applicant to write letter requesting such report. Complete description of project to be included.**

Proposed use(s) - written statement describing in detail proposed use(s).

Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

Report (s) from other Town Agencies (if required) as follows:

- Fire Marshal
- Inland Wetland Commission
- Zoning Enforcement Officer
- Other Agency (please specify) \_\_\_\_\_
- Copy of additional information as follows: \_\_\_\_\_
- Town Engineer
- CT Department of Transportation
- Water Supply Committee

**Applicant to write letter requesting such report. Complete description of project to be included.**

Attach a list with the names and addresses of all adjacent property owners including those across any adjacent roadways. Submit proof that all such neighbors have been notified of this proposed activity. These letters shall be sent **CERTIFIED MAIL with RETURN RECEIPT**. Both certified mail receipt and return receipt shall be submitted to the Commission either before or at the time of Public Hearing.

\_\_\_\_\_  
Signature of owner (date)

  
\_\_\_\_\_  
Signature of Applicant (date) 4/14/2022

**\*Fee does not include Zoning Permit Fee (issued by Zoning Enforcement Officer, if required.)**  
.....

**For Office Use Only**

This Application Complies     Does Not Comply with the requirements of the zoning regulations.

Application Complete:  Yes     No

The application fails to comply as follows: \_\_\_\_\_

Comments: \_\_\_\_\_

Review by Zoning Enforcement Officer *Corn G. White*    Date \_\_\_\_\_

Date of Receipt by Zoning Commission: *5/4/22*

Date of Scheduled Public Hearing: *6/1/22*

Date of Commission Action: \_\_\_\_\_    Legal Notice Published \_\_\_\_\_

Application Approved     Application Denied

Application Approved & Modified

Conditions: \_\_\_\_\_

**Zoning Commission  
Special Permit Application  
Description of Proposed Uses**

April 14, 2022  
Rev. 4/19/2022

James & Jaime Roddy  
51 Knollcrest Road  
New Fairfield, CT 06812

The owners of the property desire to increase the size of the existing impervious patio, attached to the house, to approx. 5,000 sq.ft. Also, to be constructed on this patio is a pergola/trellis, an outdoor barbeque/kitchen, an outdoor bathroom and an outdoor fireplace. The hot tub shown on the plans is existing and shall remain. To minimize land disturbance, the patio will require a retaining wall with a maximum height of 6' and a staircase for egress towards the lake.

In addition to extending the existing patio, the owners desire to construct a pervious patio at the 441 level, approx. 1,500 sq.ft. in size. There will be a permanent firepit constructed on the patio. Again, to minimize land disturbance, the patio will require a retaining wall with a maximum height of 6' and a staircase for ingress from the house.

The above outlined work is fairly balanced and will require no materials to be removed from site. However, it will require the importation of materials suitable for the installation of the onsite recharge galleries, the pervious pavers and drainage plane for the retaining walls. The total amount of materials required for this work is approximately 300 cu. yds.

Finally, there will be some grading required for installing the onsite water recharge facilities and a small area for children's play equipment.

All of the above work is to be constructed above the 440 line. However, all of the work will be conducted within 300 feet of the 440 line.

This project has been presented to the New Fairfield Inland Wetlands Commission and has received a wetlands permit, I/W-22-007 on March 15, 2022.

Submitted by the Owner's Representative,



Jake Danziger  
Applicant  
(203) 364-7202

James P. Roddy  
51 Knollcrest Road  
New Fairfield, CT 06812

January 28, 2022

Town of New Fairfield  
4 Brush Hill Road  
New Fairfield, CT 06812-5608

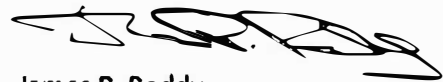
Attn.: All Municipal Departments

RE: 51 Knollcrest Road  
New Fairfield, CT  
Letter of Authorization

To whom it may concern:

I hereby authorize CCA, LLC and Jake Danziger, to represent me as Land Use Agents for all applications in connection with my property located at 51 Knollcrest Road, New Fairfield, Connecticut.

Sincerely,

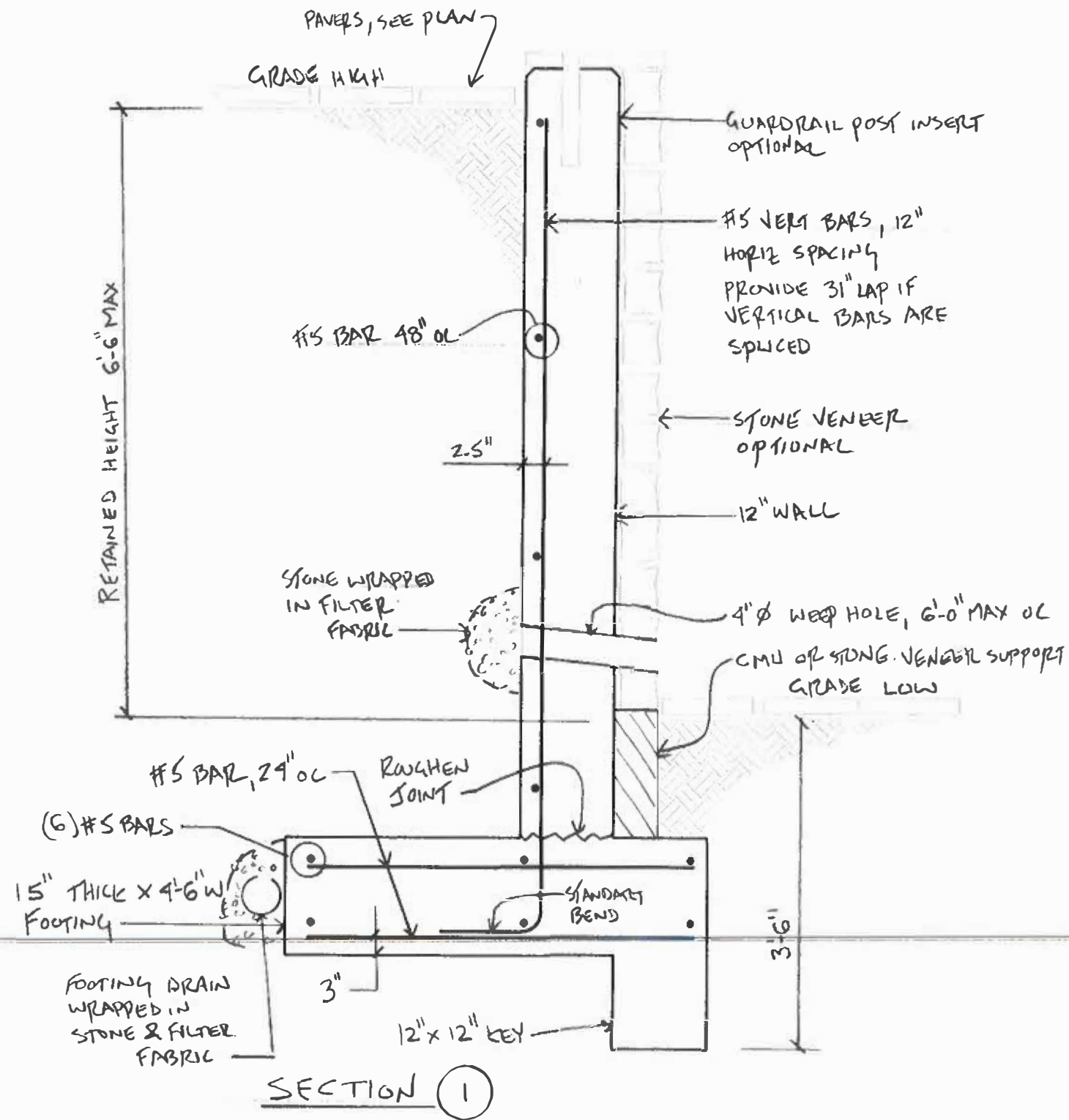


James P. Roddy  
Owner of Record





RETAINING WALL SI KNOLLCREST RD NEW FAIRFIELD CT



GENERAL NOTES:

1. All construction shall conform the minimum requirements of the 2015 International Residential Code as modified by the 2018 Connecticut State Building Code.

2. Structural Design Information:

FOUNDATION NOTES:

3. Presumptive soil pressure below footing 3,000 psf, contractor shall confirm in field.

4. Concrete to have a minimum compressive strength  $f'c = 3,500$  psi

5. Reinforcing to have a minimum yield stress,  $f'y = 60,000$  psi

3.23.22



2 OF 2



