

received
6-16-22/AR

APPLICATION OR APEAL#: 33-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

received
5-10-22
ME

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

2) Premises located at: 5 Windmill Road on the (N S E W) side of the street
at approx. 150' feet (N S E W) from Knellocrest Rd. (nearest intersecting road).

3) Property Owner Name: Joseph Glick & Samantha Gilbert

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 5

5) Zone in which property is located: 1 Area of Lot: .573 Acre

6) Dimensions of Lot: Frontage: 153.73' Average Depth: 165.5'

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: Requesting to raise the roof
5'-6" over rear portion of house, using the same footprint.
Remove existing front porch roof & build a roof deck instead.

Hardship: Non conforming, steep lot

11) Date of Zoning Commission Denial: June 29, 2022

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

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

Setbacks Requested: Front to: 40' to 24' Rear to: _____
Side to: _____ Side to: _____

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

#1

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: 5/10/22

received
6-15-22/WJ

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: June 29, 2022

PROPERTY OWNER: Joseph Glick & Samantha Gilbert

PROPERTY ADDRESS: 5 Windmill Road

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 MAP: 45 BLOCK: 1 LOT: 13

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)

3.2.11-Minimum Lot Dimensions

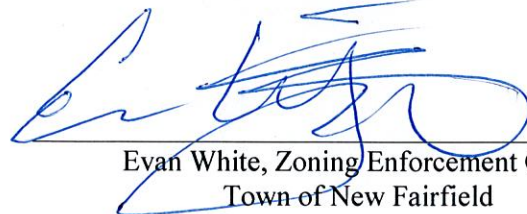
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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.



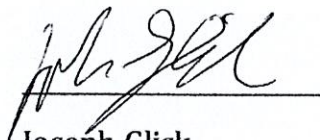
Evan White, Zoning Enforcement Officer
Town of New Fairfield

Joseph Glick & Samantha Gilbert

5 Windmill Road, New Fairfield, CT 06812

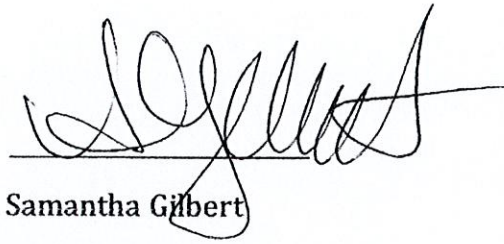
Re: Agent Authorization

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.



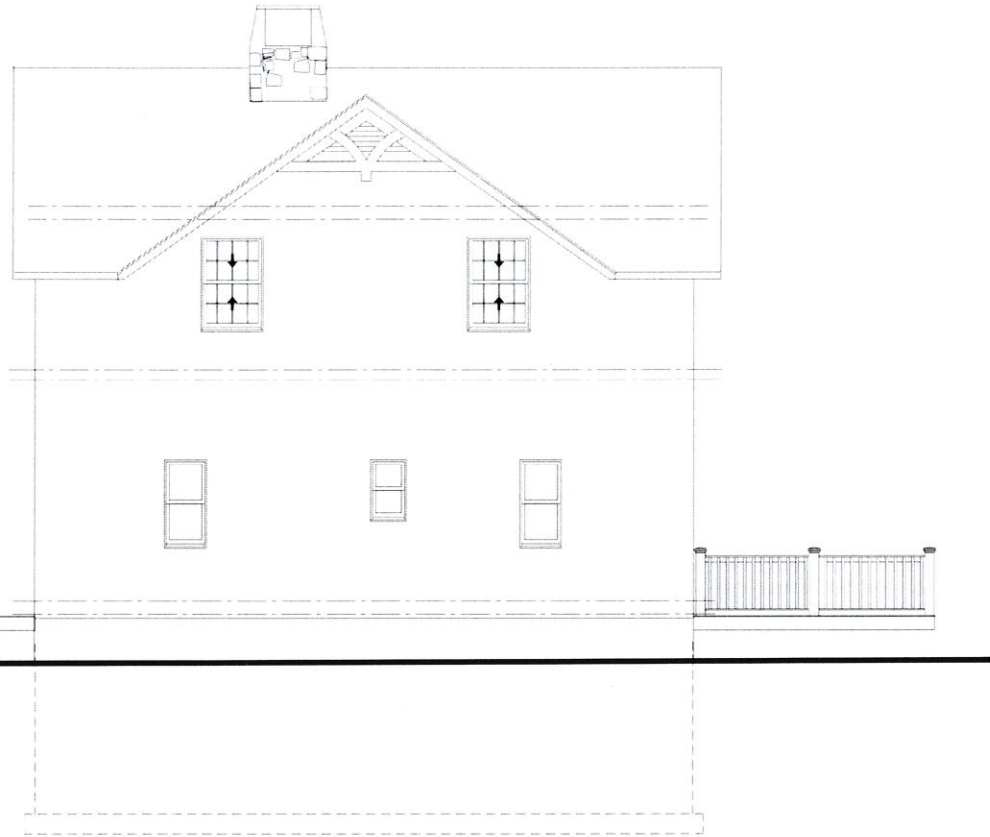
Joseph Glick

Date: May, 9, 2022



Samantha Gilbert

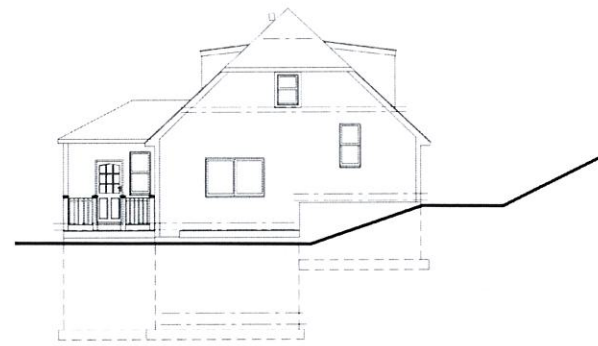
Date: May 9, 2022



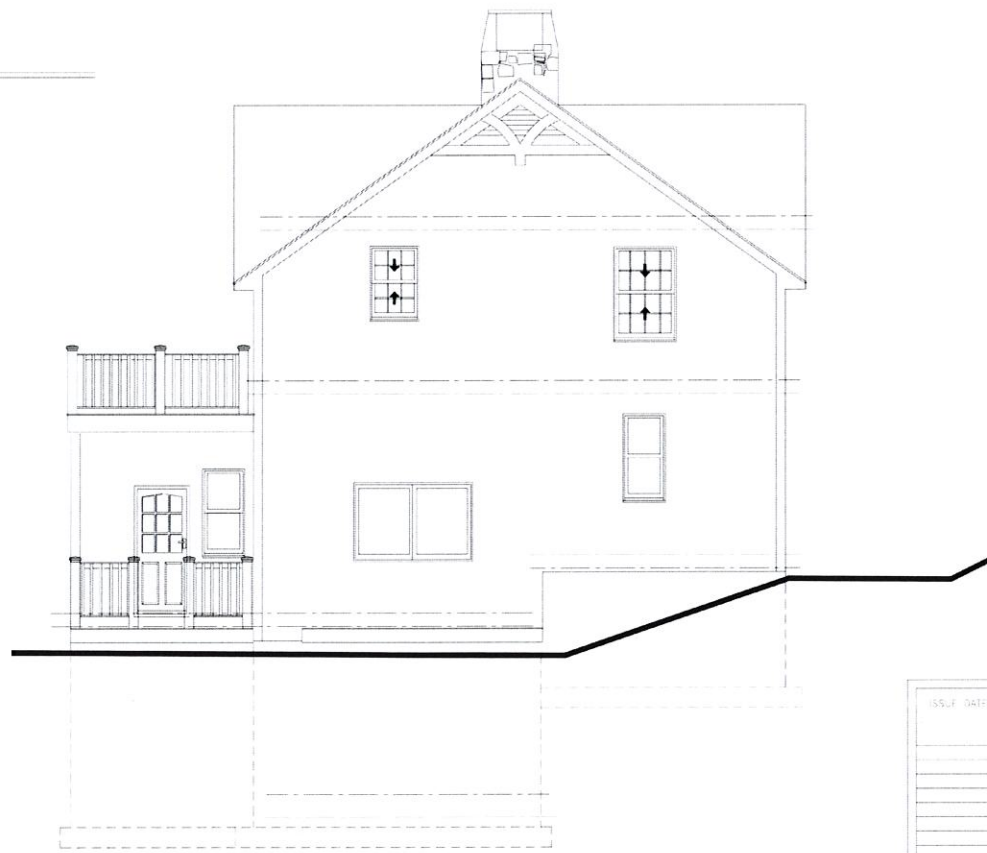
PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



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

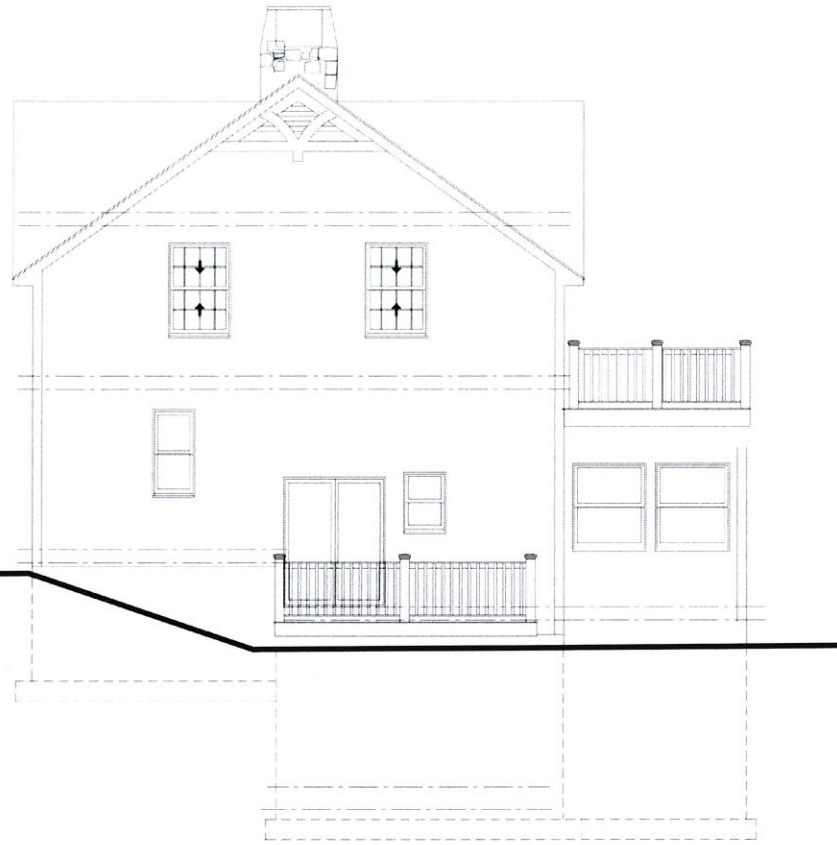


EXISTING SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

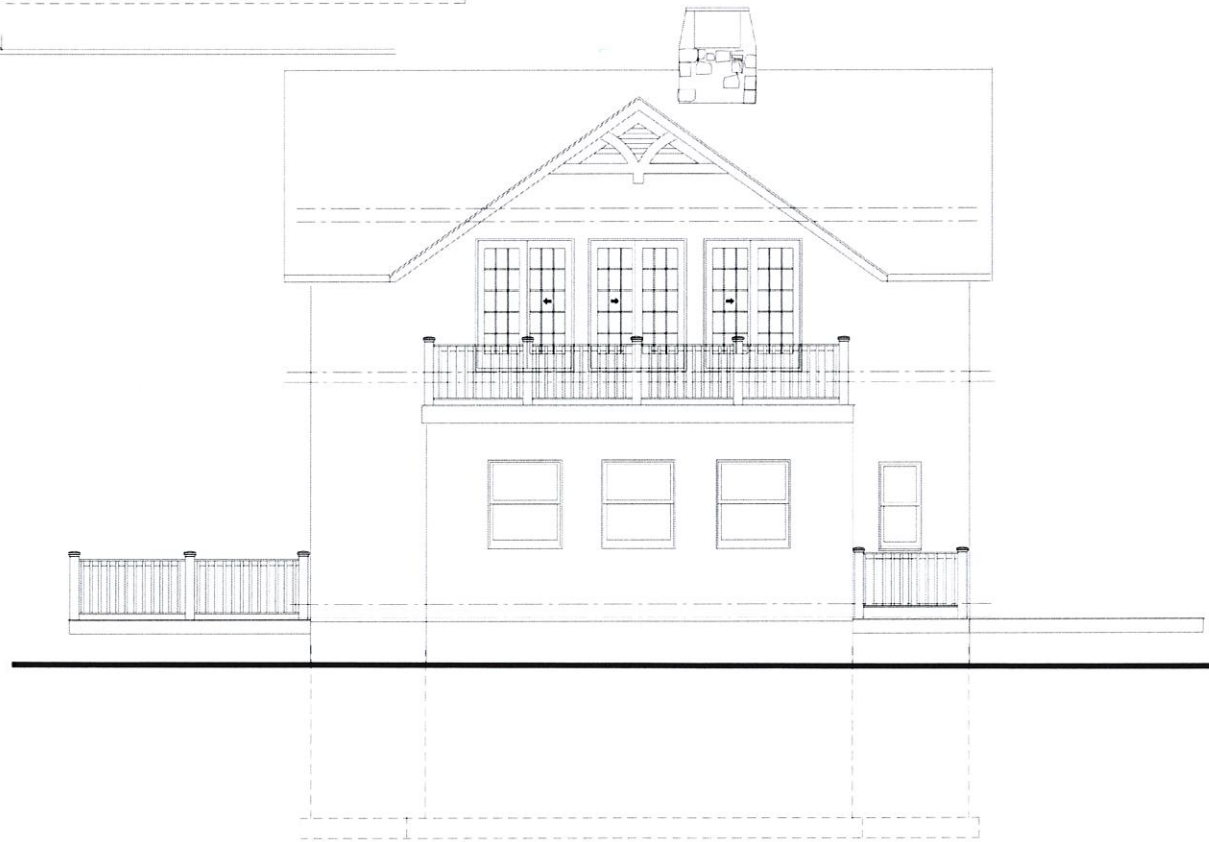


PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

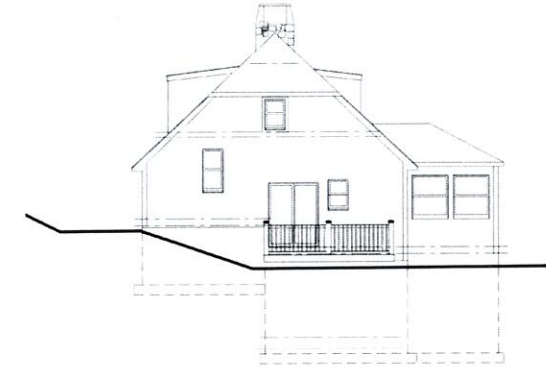
ISSUE DATES:	ADDITION AND ALTERATION FOR JOE GLICK AND SAMANTHA GILBERT 5 WINDMILL ROAD, NEW FAIRFIELD, CT 06812	DRAWN BY:
	EXTERIOR ELEVATIONS & DECK DETAILS SCALE: AS NOTED	CHECKED BY:
	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	DRAWING NO.:
	 CAREN CARPENTER ARCHITECT	A-4



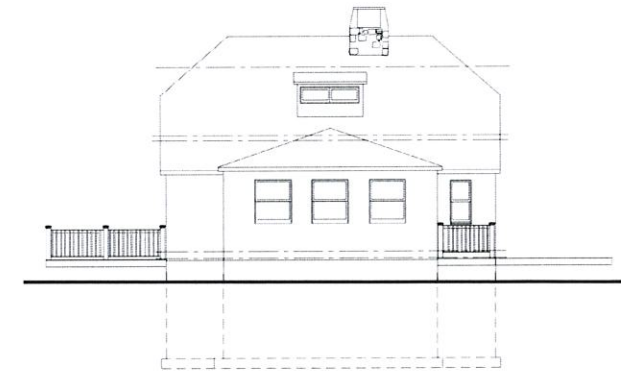
PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



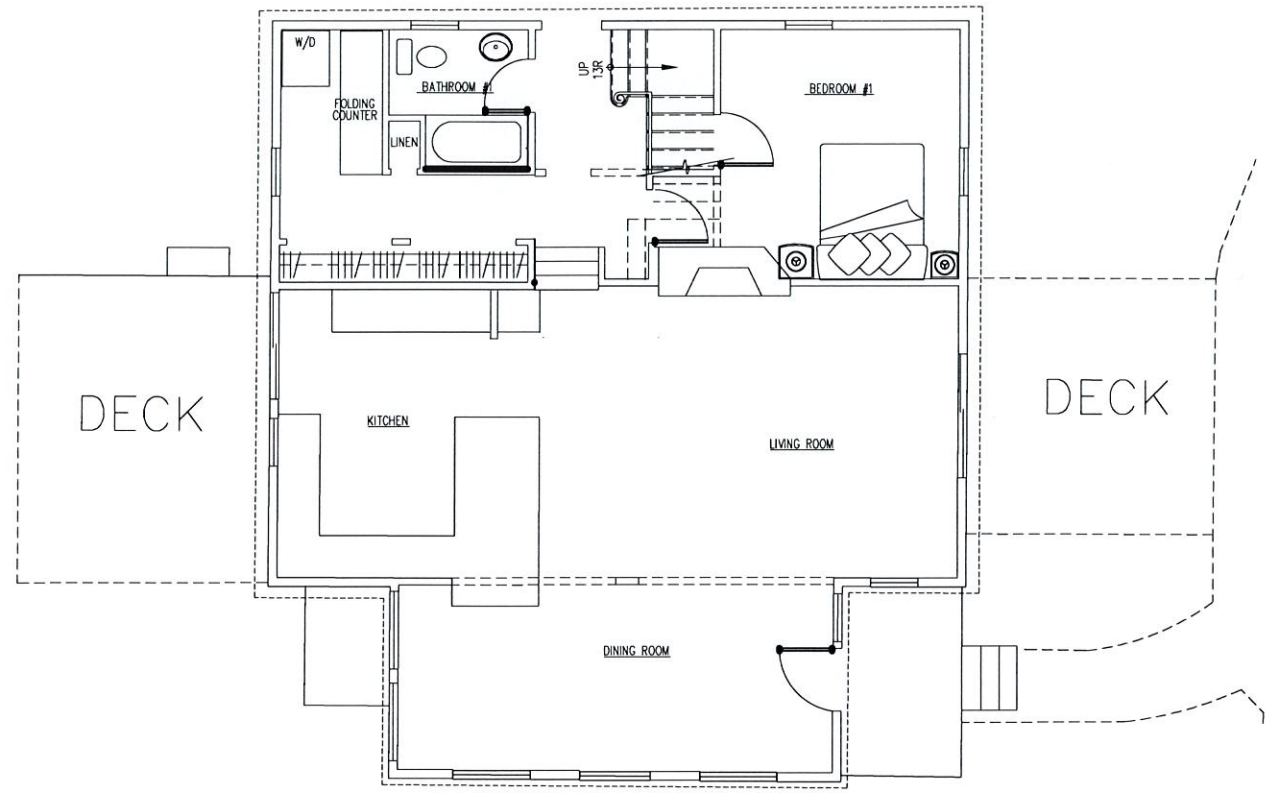
EXISTING FRONT WEST ELEVATION
SCALE: 1/8" = 1'-0"

FILE NAME:
PLOT SCALE:

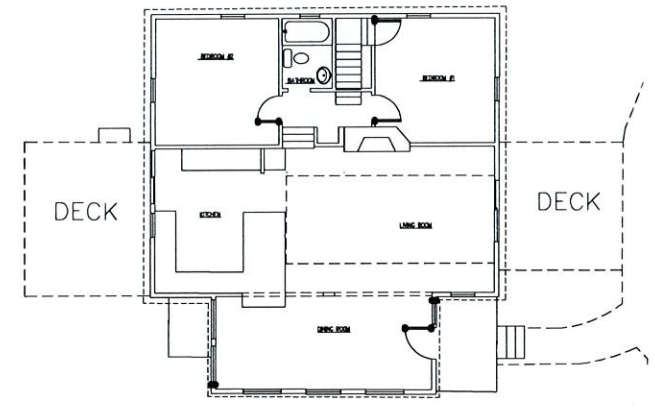
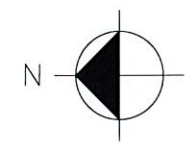
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	EXTERIOR ELEVATIONS		DRAWN BY:
	SCALE: AS NOTED		CHECKED BY:
	 CAREN CARPENTER ARCHITECT	2 ELWELL ROAD, NEW FAIRFIELD, CT 06812	DRAWING NO: A-5
		TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	



NOT TO SCALE



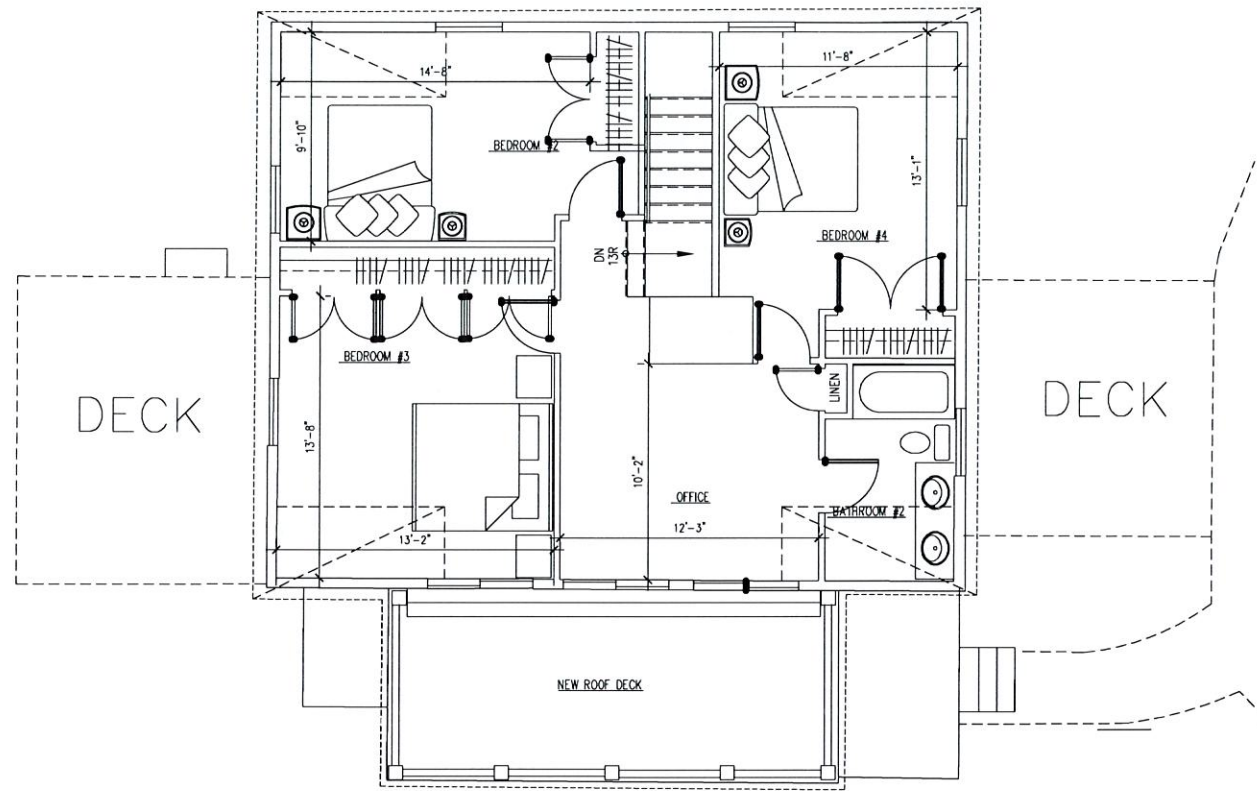
PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



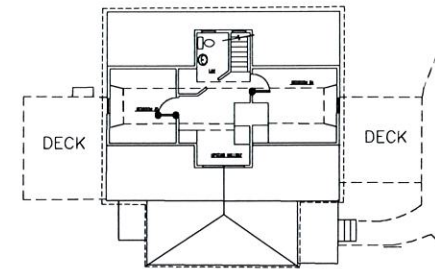
EXISTING LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

FILE NAME:
PLOT SCALE:

ISSUE DATES:	ADDITION AND ALTERATION FOR: JOE GLICK AND SAMANTHA GILBERT 5 WINDMILL ROAD, NEW FAIRFIELD, CT 06812		DRAWN BY: CHECKED BY: DRAWING NO.:
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		




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



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



FILE NAME:
PLOT SCALE:

ISSUE DATES:	ADDITION AND ALTERATION FOR JOE GLICK AND SAMANTHA GILBERT 5 WINDMILL ROAD, NEW FAIRFIELD, CT 06812		
	 CAREN CARPENTER ARCHITECT 2 EL WELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	UPPER LEVEL FLOOR PLAN SCALE: AS NOTED	DRAWN BY: CHECKED BY:
		CAREN CARPENTER ARCHITECT	DRAWING NO.: A-3