

APPLICATION OR APEAL#: 34-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: James J. Romaine  
Mailing Address: 15 Heritage Rd. Old Tappan, NJ 07675  
Phone#: 201-638-3550  
Email: 1mit@optonline.net

2) Premises located at: 15 Southview Rd. on the (N S E W) side of the street  
at approx. 90 feet (N S E W) from The Millway (nearest intersecting road).

3) Property Owner Name: James J. Romaine  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 1512

5) Zone in which property is located: R-44 Area of Lot: 17,130 sq. ft.

6) Dimensions of Lot: Frontage: 155' Average Depth: 112'

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: Construct deck at rear of existing dwelling.

\*Hardship: Our lot is non-conforming lot with significant slope away from the house towards rear property line, shallow 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: \_\_\_\_\_ Rear to: 50' + 42'  
Side to: \_\_\_\_\_ Side to: \_\_\_\_\_

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

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: \_\_\_\_\_

received  
SIGNATURE OF OWNER OR AGENT: James Romaine DATE: 6/18/2022

#2

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

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

**DATE:** June 29, 2022

**PROPERTY OWNER:** James J. Romaine

**PROPERTY ADDRESS:** 15 Southview Road

**APPLICANT/AGENT:** James J. Romaine

**MAILING ADDRESS:** 15 Heritage Road, Old Tappan, NJ 07675

**ZONING DISTRICT:** R-44 **MAP:** 10 **BLOCK:** 3 **LOT:** 15.2

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 (C)

3.2.11-Minimum Lot Dimensions

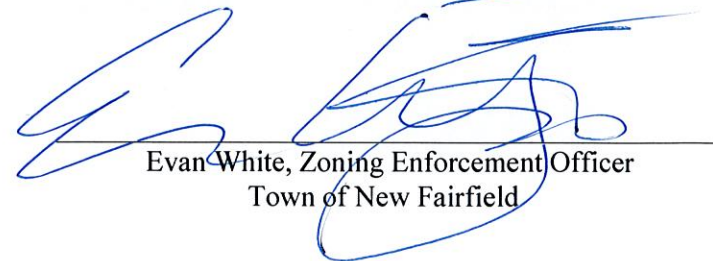
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

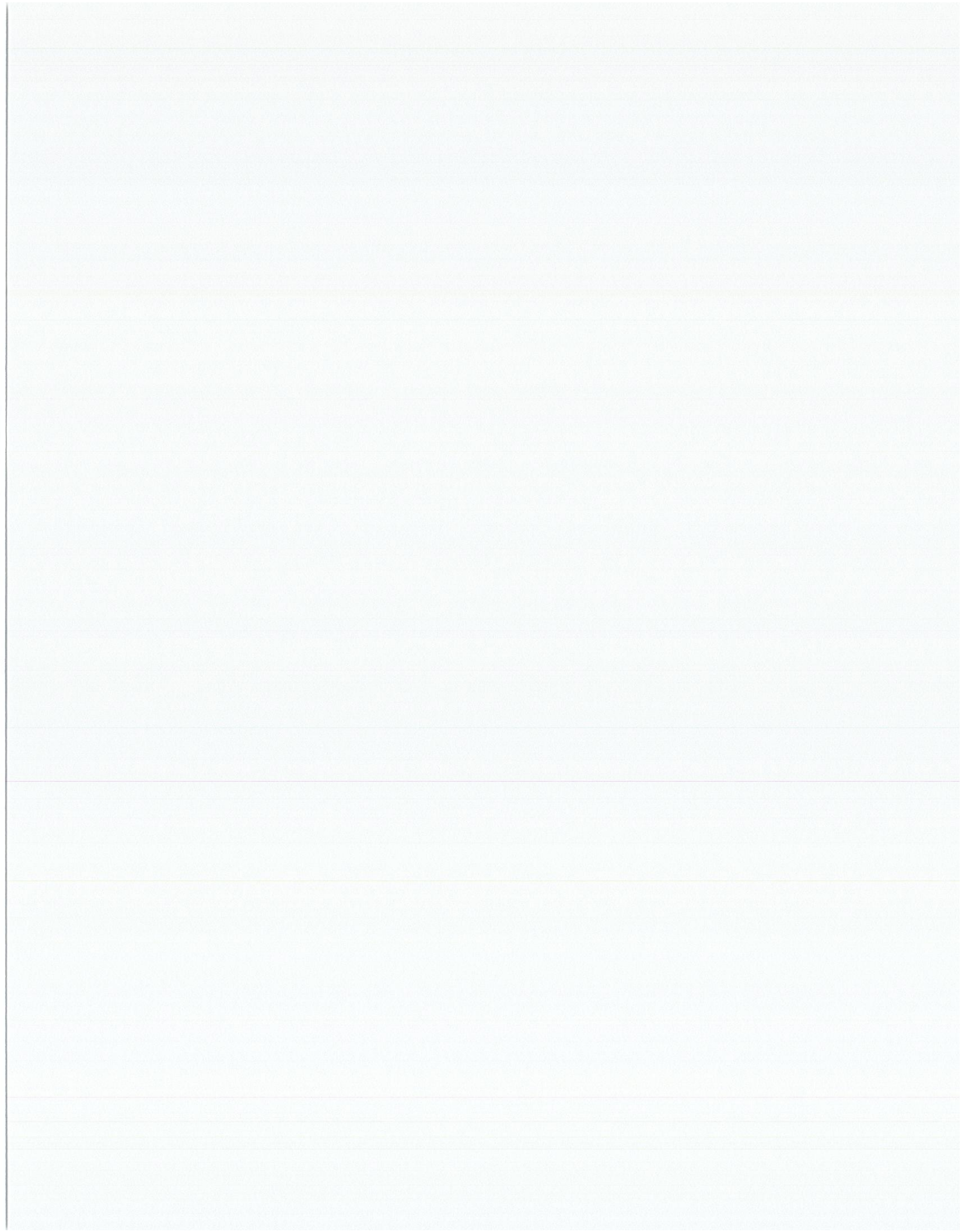
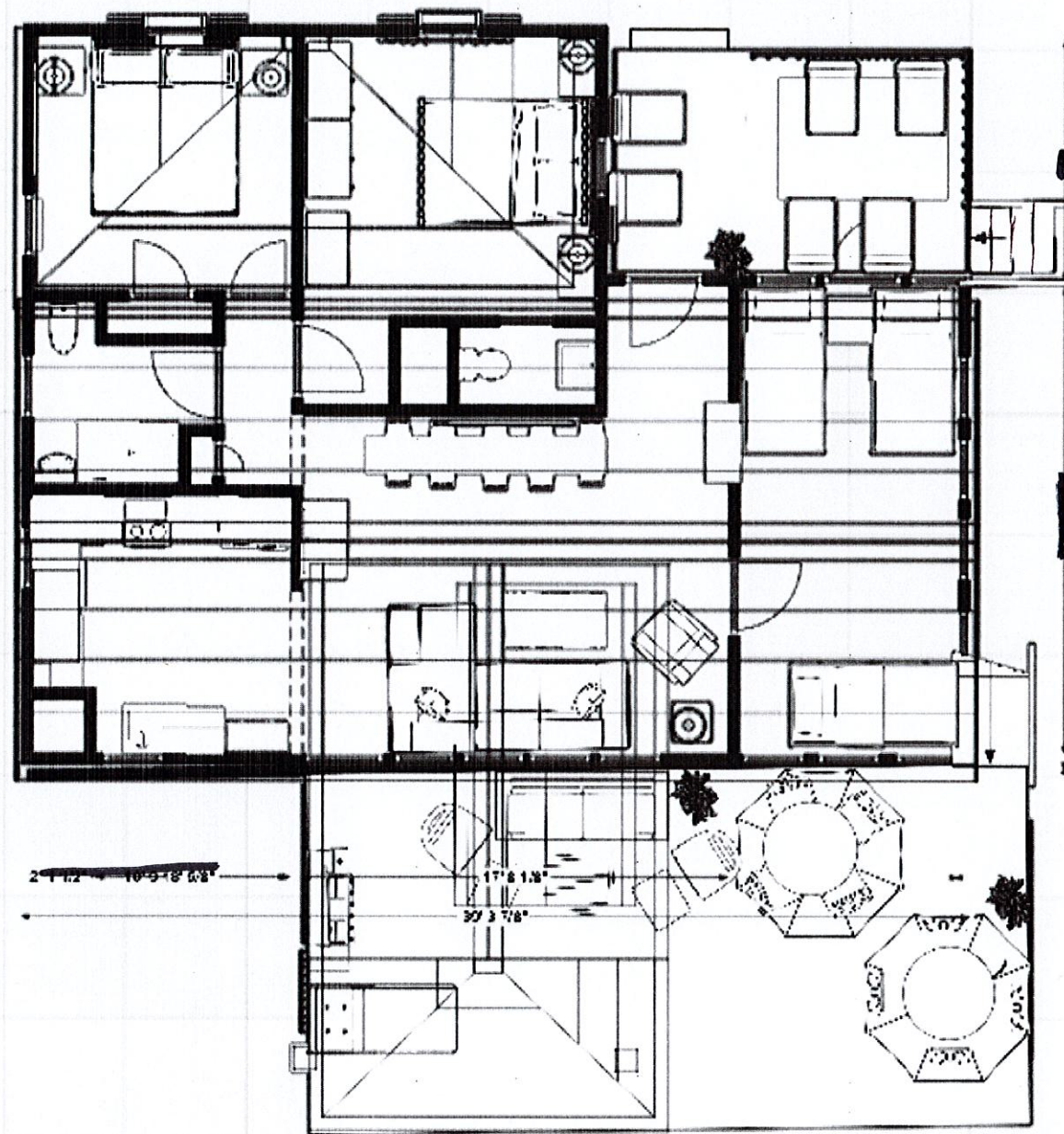
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

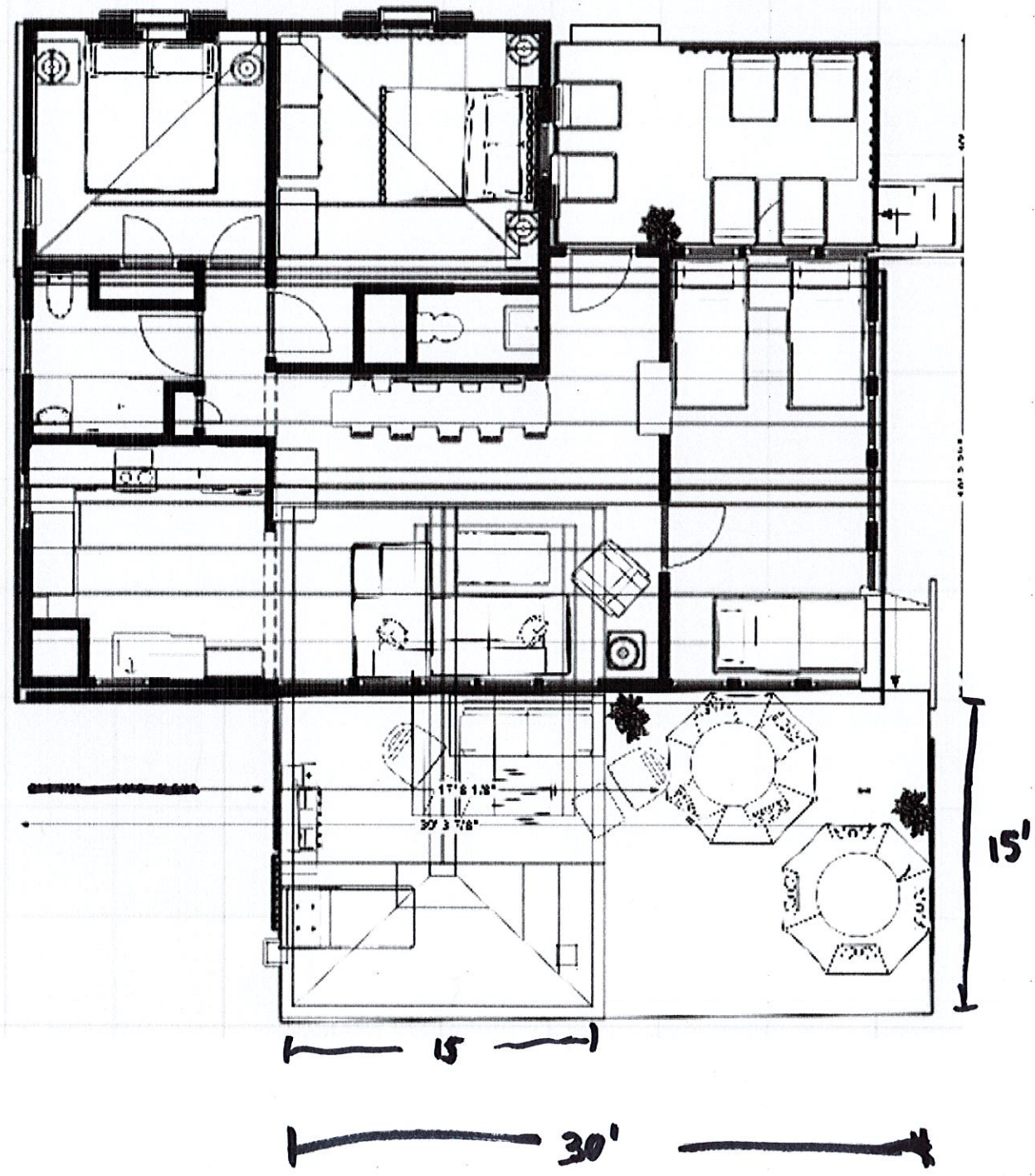
**THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.**

**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





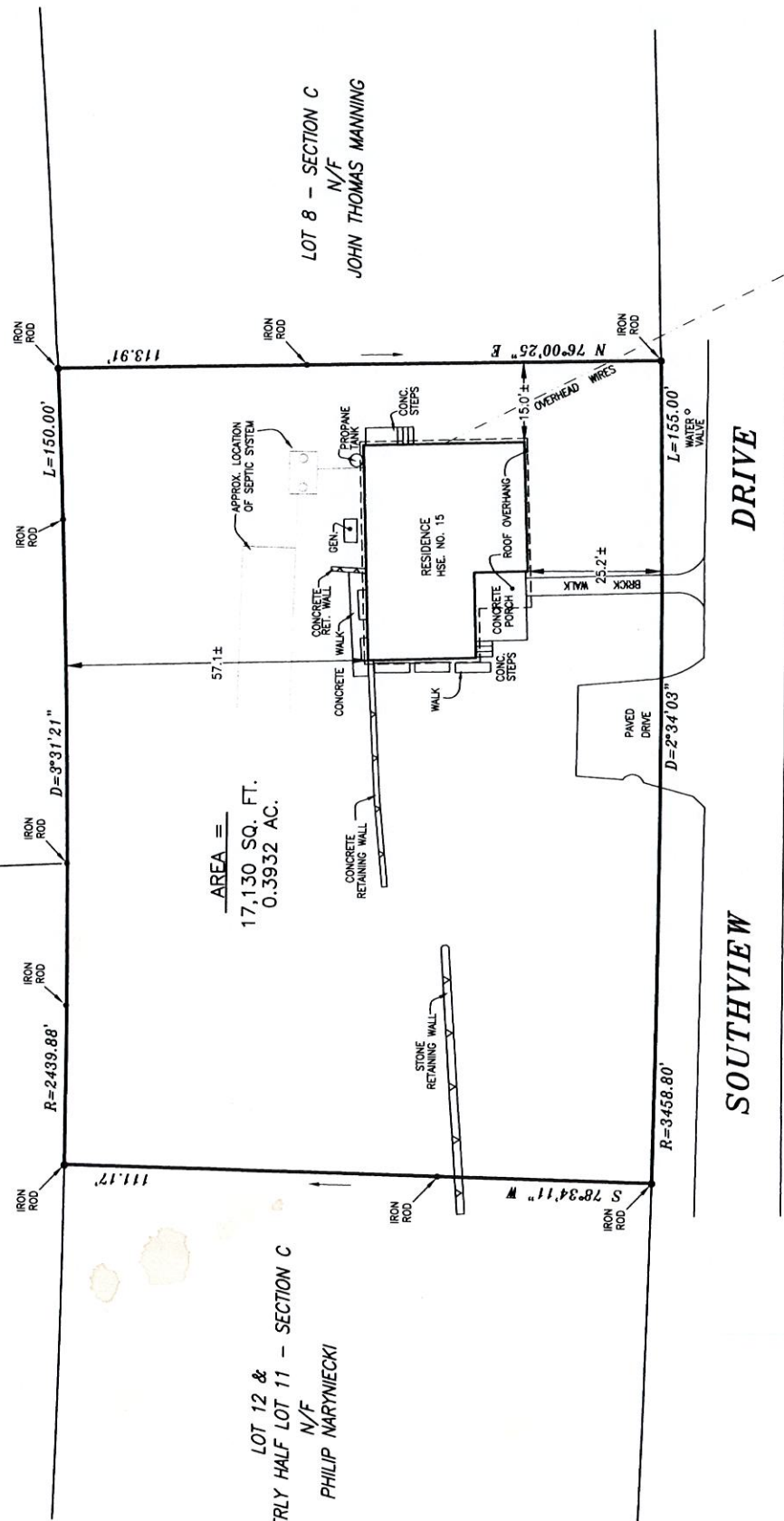


LOTS 10 & 11 - SECTION B  
N/F  
MARGARET KATHLEEN DITULLIO

LOTS 7, 8 & 9 - SECTION B  
N/F  
JOHN H. GORDON, TRUSTEE

LOT 12 &  
SOUTHERLY HALF LOT 11 - SECTION C  
N/F  
PHILIP MARYNIECKI

LOT 8 - SECTION C  
N/F  
JOHN THOMAS MANNING



PROPERTY SURVEY  
PREPARED FOR  
**BARBARA T. ROMAINÉ &  
JAMES J. ROMAINÉ, JR.**  
15 SOUTHVIEW ROAD  
TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.

MAY 4, 2021

SCALE: 1" = 20'

- NOTES:
- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
  - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 122 AND VOL. 557 PG. 923-924 OF THE NEW FAIRFIELD LAND RECORDS.
  - 3) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF LOT 9, LOT 10 & THE NORTHERLY HALF OF LOT 11 IN SECTION C AS DEPICTED ON T.C. MAP NO. 122.
  - 4) PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AS LISTED IN VOL. 557 PG. 923-924 OF THE N.F.L.R.
  - 5) MONUMENTATION FOUND OR SET DEPICTED HEREON.
  - 6) UNDERGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND OTHER SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN OR ARE APPROXIMATE.
  - 7) EXISTING BUILDING COVERAGE EQUALS 6.3%±. EXISTING IMPERVIOUS SURFACES COVERAGE EQUALS 10.5%±.



THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY OF EXISTING MAPS.

THIS SURVEY MEETS CLASS A-2 STANDARDS, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF  
**PAH, INC. ~ LAND SURVEYORS**  
35 DANBURY ROAD NEW MILFORD, CT.

