

APPLICATION OR APEAL#: 41-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coelho DBA JC Contracting
Mailing Address: 1 Stone Bridge Trail Sandy Hook CT 06482
Phone#: (203) 948-4748
Email: JCContracting @ Charter, NET

2) Premises located at: 16 Knolls on the (N SE W) side of the street
at approx. 200' feet (N SE W) from Candlewood Knolls (nearest intersecting road).

3) Property Owner Name: Chris & Patricia Sheerin
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 40 Block No.: 4 Lot No.: 39

5) Zone in which property is located: _____ Area of Lot: 5,173 SF

6) Dimensions of Lot: Frontage: 50' Average Depth: 100'

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: To legalize Existing Screened porch off Back of Existing Home
"porch was built over existing stone patio"
Hardship: Non conforming lot (small)

11) Date of Zoning Commission Denial: August 23, 2022

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

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

Setbacks Requested: Front to: NR Rear to: 25.6"
Side to: 12.5" Side to: NC 12.6"

13) Use to be made of property if variance is granted: Single Family Use.

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: 8-12-22

42

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: August 23, 2022

PROPERTY OWNER: Chris & Patricia Sheerin

PROPERTY ADDRESS: 16 Knolls Road

APPLICANT/AGENT: Joe Coelho DBA JC Contracting

MAILING ADDRESS: 16 Knolls Road

ZONING DISTRICT: R-44 MAP: 40 BLOCK: 4 LOT: 39

Please be advised that the applicant would like to (See Noncompliance).

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+B)

3.2.6-Minimum Building & Structure Setbacks (B+C)

3.2.11-Minimum Lot Dimensions

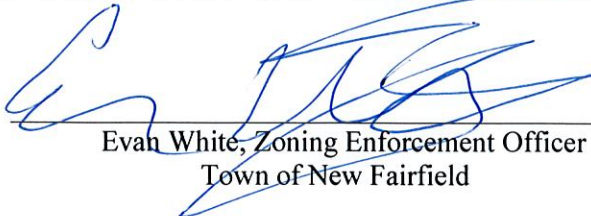
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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

MBLU 40-4-25
N/F
DALE RUTH & MICHAEL T. STEVENS
VOLUME 550 PAGE 1309

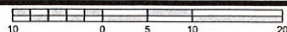
MBLU 40-4-23
N/F
JOHN R. & SHEILA W. STROH
VOLUME 558 PAGE 324


MBLU 40-4-37
N/F
MARIE KNOX
VOLUME 526 PAGE 909

MBLU 40-4-41
N/F
JESSICA GALLOZA
VOLUME 552 PAGE 1336

MBLU 40-4-39
5,173 S.F.
0.119 Ac.

2 STORY
HOUSE
#16

DATE	DESCRIPTION
	PROPERTY SURVEY PREPARED FOR CHRISTOPHER & PATRICIA SHEERIN MBLU 40-4-39 CANDLEWOOD KNOLLS LOTS 9 & 9A 16 KNOLLS ROAD NEW FAIRFIELD, CONNECTICUT
	
Date: 06/03/2022	Scale: 1"=10'
Project: 22-596	File: 5155
Acad: 22596-A2	Sheet: 1 OF 1
Drawn by: KST	Checked by: DSB



40 Old New Milford Road
Brookfield, Ct. 06804

IMPERVIOUS CALCULATION:
EXISTING IMPERVIOUS AREA = 1,772 S.F. / 5,173 = 34.2%

NOTES:

1. THE SUBJECT PROPERTY LIES IN THE R-44ZONE.
2. ALL MONUMENTATION FOUND OR SET DEPICTED HEREON.
3. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.

REFERENCES:

1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
2. MAP TITLED "LOTS 9 & 9A, CANDLEWOOD KNOLLS, SECTION B," PREPARED FOR CHRISTOPHER & PATRICIA SHEERIN BY CJOJ DATED NOVEMBER 9, 2000.
3. TOWN CLERK MAP 101.

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.

THIS MAP IS A RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A-2 SURVEY.

UNSIGNED COPY



Screen porch installed on existing stone patio

(Interior)
ALL Framing is exposed

Asphalt shingle Roof

2x10 & 2x4 Framing
16" o/c

Existing Dwelling

