

40-22

APPLICATION OR APEAL#: _____

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: WILLIAM THOMAS
Mailing Address: 10 BANTAM RD, NEW FAIRFIELD CT 06812
Phone#: 203-733-2837
Email: willrace191@outlook.com

2) Premises located at: 10 BANTAM RD on the (N SE W) side of the street
at approx. 11.3 feet (N SE W) from OXFORD ST. (nearest intersecting road).

3) Property Owner Name: WILLIAM THOMAS

Interest in Property: OWNER CONTRACT PURCHASER _____ LEASEE _____ AGENT _____

4) Tax Assessor Map No.: 35 Block No.: 7 Lot No.: 6

5) Zone in which property is located: R-44 Area of Lot: 14,000 SQ FT

6) Dimensions of Lot: Frontage: 100 FEET Average Depth: 140 FEET

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? YES

If so, give dates and application numbers: APRIL 29, 1985 12-85

10) Proposal for which variance is requested: ADDITION TO ACCOMMODATE HANDICAPPED PERSON LIVING AT 10 BANTAM RD. DIMENSIONS - 27' X 17'. BEDROOM BATH, WASHER/DRYER CORNER LOT, NARROW, SHALLOW, SLOPE PREEXISTING NON-CONFORMING

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

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

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

Setbacks Requested: Front to: 40' to 17' Rear to: NR
Side to: NR Side to: NR

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: _____

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 6-24-22



received
8-9-2022

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: August 23, 2022

PROPERTY OWNER: William Thomas

PROPERTY ADDRESS: 10 Bantam Road

APPLICANT/AGENT: William Thomas

MAILING ADDRESS: 10 Bantam Road

ZONING DISTRICT: R-44 MAP: 35 BLOCK: 7 LOT: 6

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)

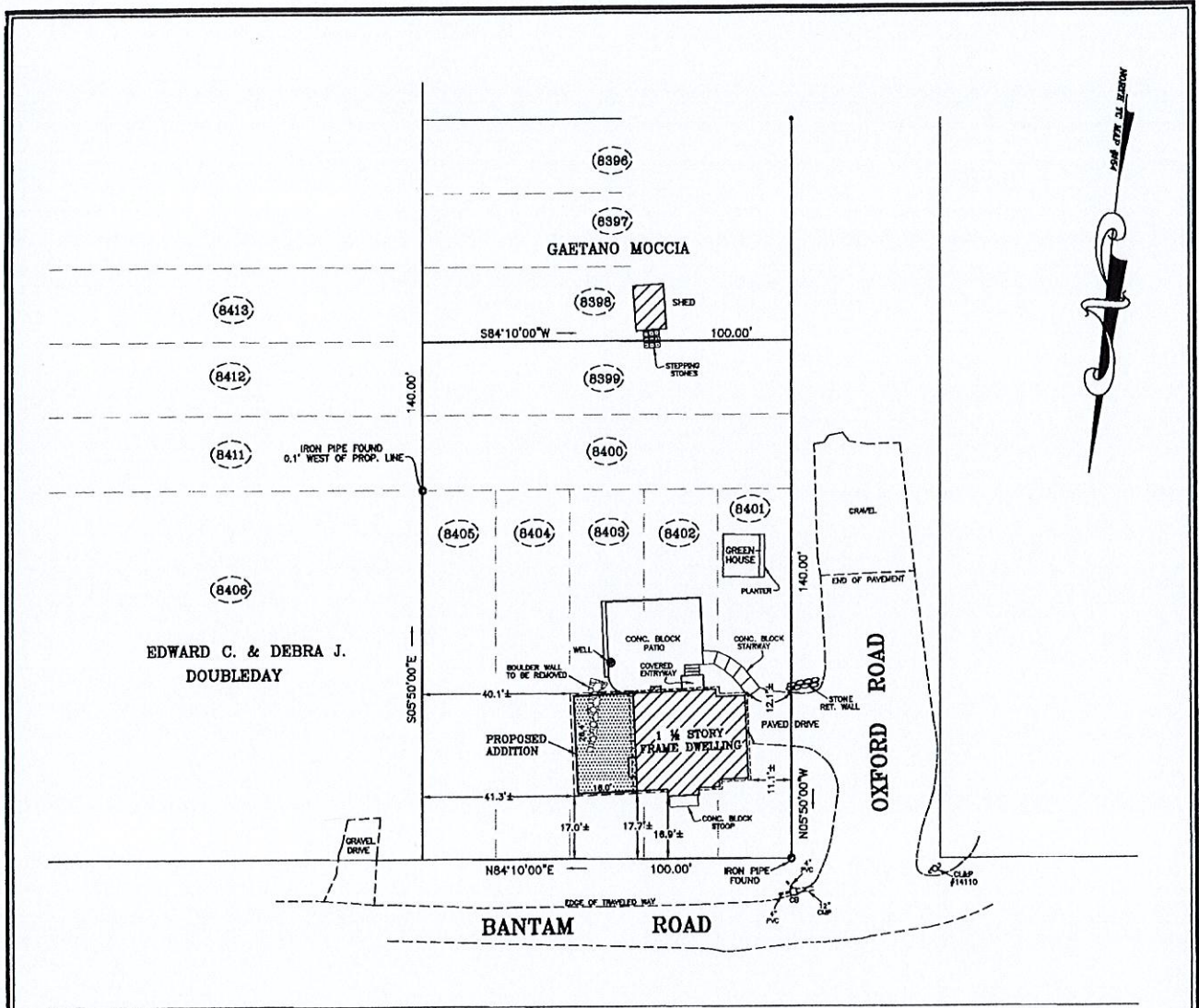
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



NOTES

1. THIS SURVEY AND 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 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFER TO VOL. 172 PG. 679 NEW FAIRFIELD LAND RECORDS.
3. REFER TO MAPS #154 NEW FAIRFIELD LAND RECORDS.
4. PROPERTY LOCATED IN ZONE R-44.
MINIMUM BUILDING SETBACKS: FRONT YARD - 40'
SIDE YARD - 20'
REAR YARD - 50'
5. BUILDING COVERAGE: EXISTING = 6.7%
PROPOSED = 3.0%
TOTAL = 9.7%
6. IMPERVIOUS COVERAGE: EXISTING = 13.6%
PROPOSED = 3.3%
TOTAL = 16.9%

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

Charles C. Farnsworth
CHARLES C. FARNSWORTH L.L.S.
CONN. REG. #15788

JOHN M. FARNSWORTH & ASSOCIATES

28 STUART ROAD WEST BRIDGEWATER, CT 06752
PH: 860-354-1251 FAX: 860-354-7691
EMAIL - charlesfarnsworth@charter.net



ZONING LOCATION SURVEY

PREPARED FOR

WILLIAM P. THOMAS

#10 BANTAM ROAD NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 20" JULY 24, 2022

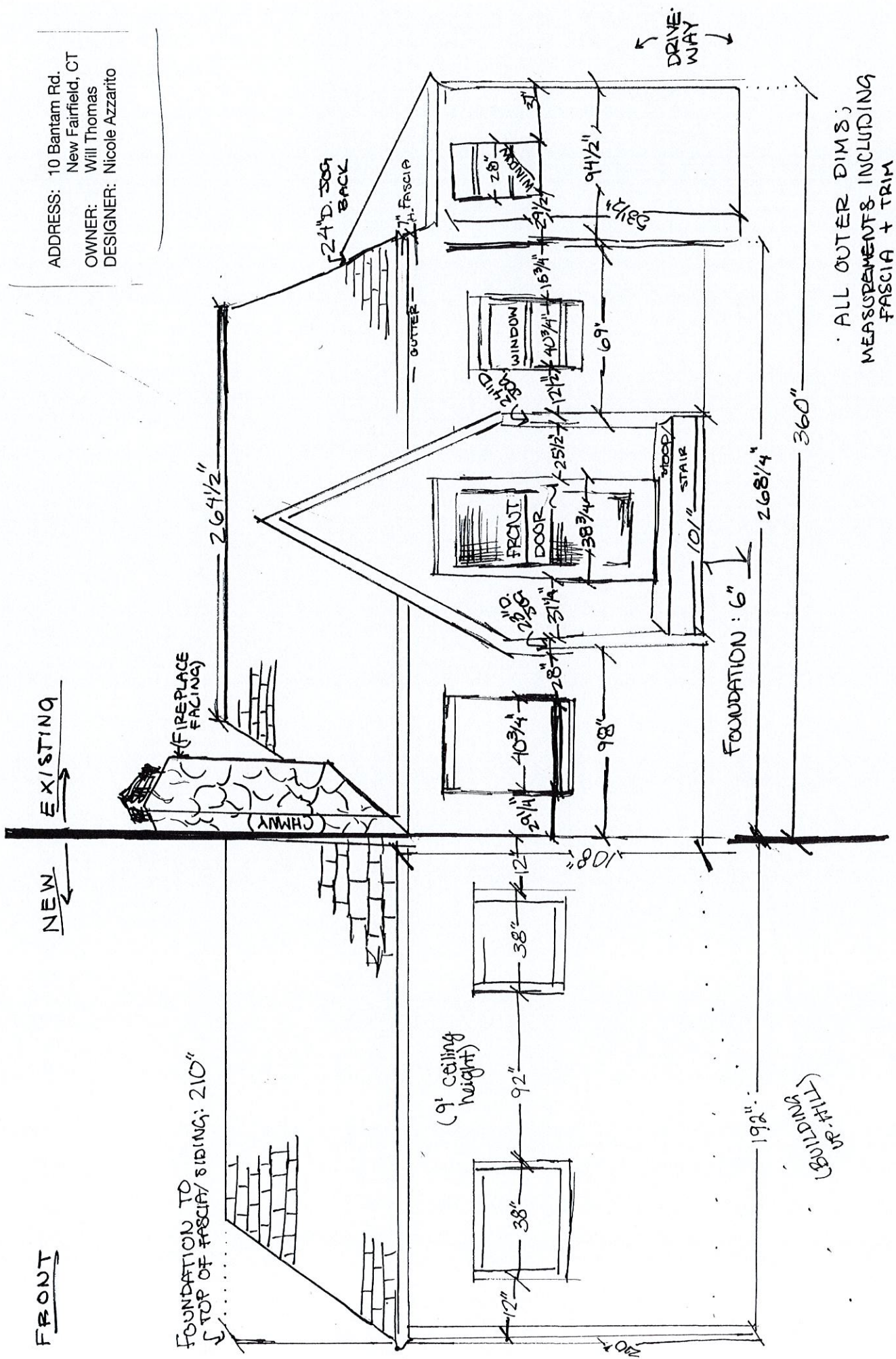
TOTAL AREA = 14,000 SQ. FT. = 0.321 AC.

GRAPHIC SCALE

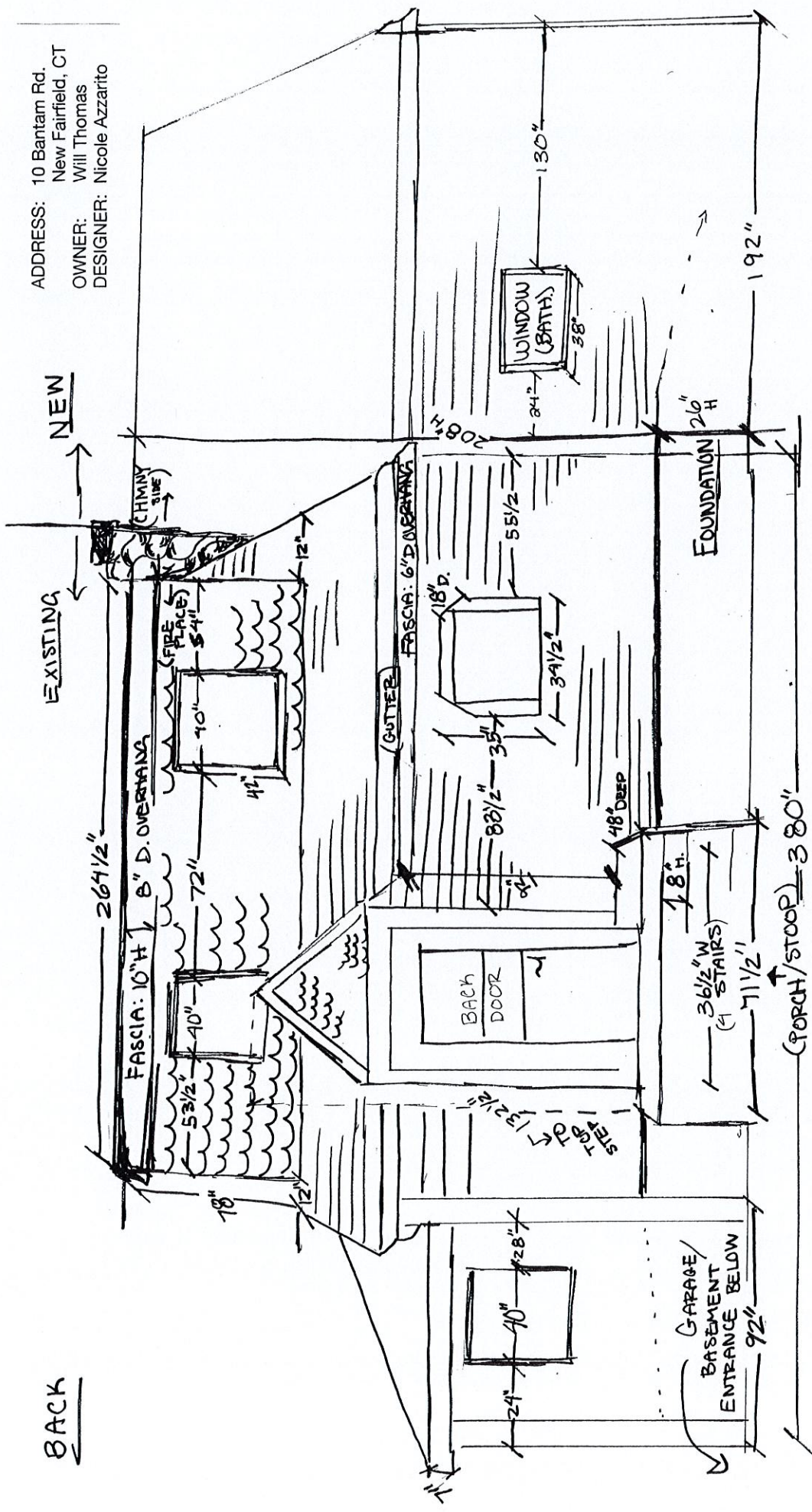


(IN FEET)
1 inch = 20 ft.

ADDRESS: 10 Bantam Rd.
 New Fairfield, CT
 OWNER: Will Thomas
 DESIGNER: Nicole Azzarito



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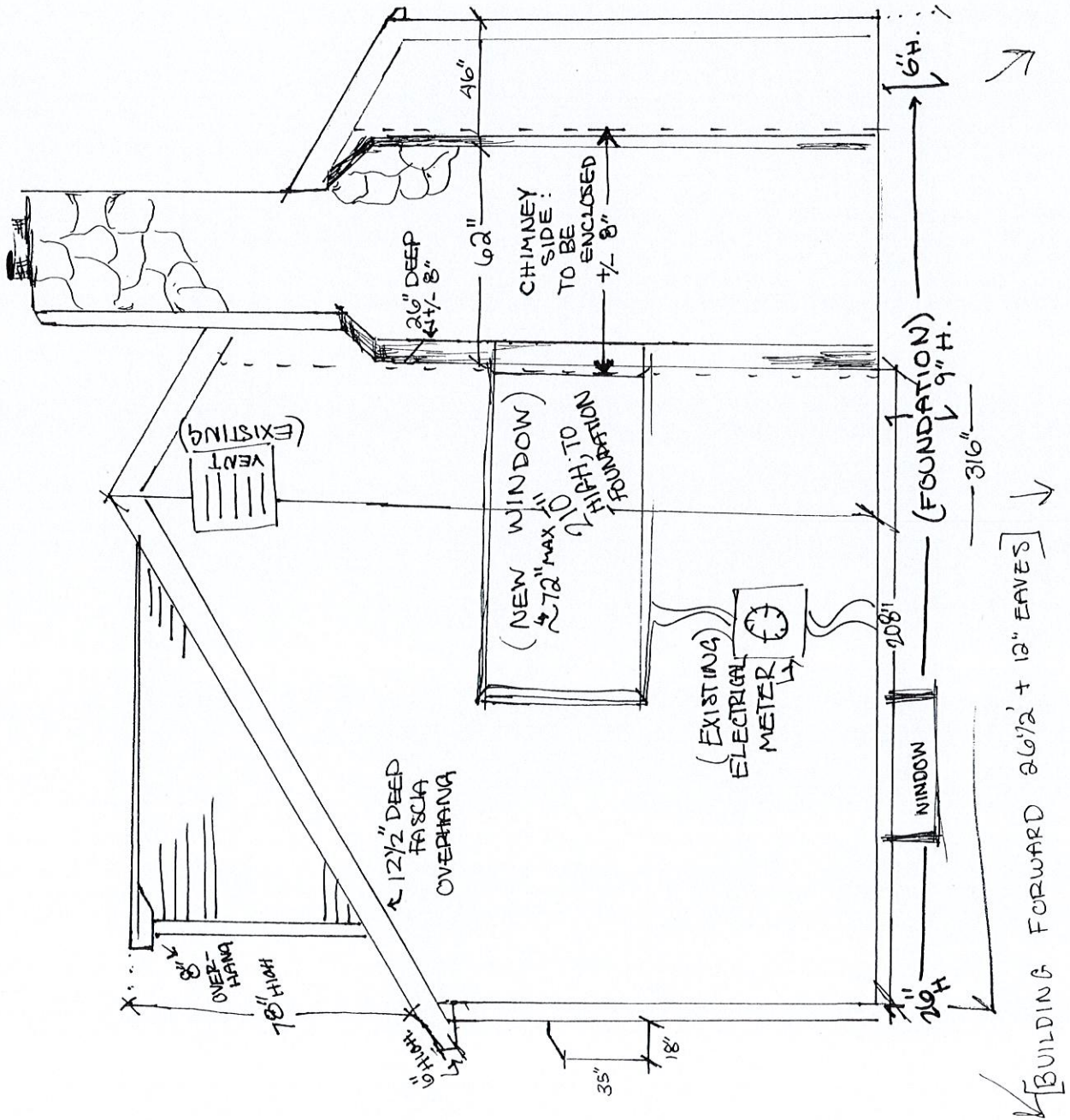


• ALL OUTER DIMS; ALL MEASUREMENTS TAKEN INCLUDING FASCIA/TRIM.

PATIO

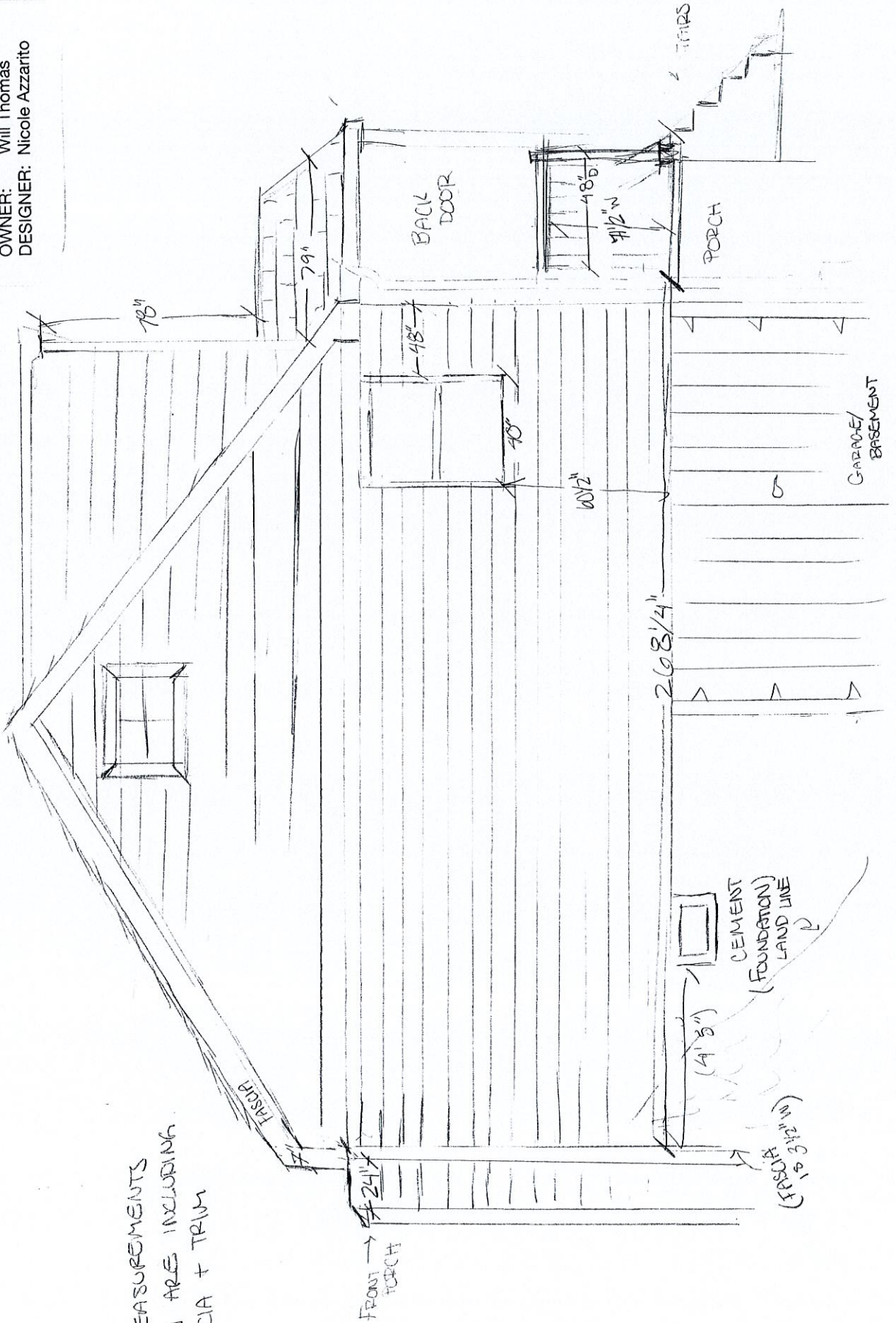
STAIRS/
 WALKWAY FROM
 DRIVEWAY.

ADDRESS: 10 Bantam Rd.
 New Fairfield, CT
 OWNER: Will Thomas
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- ALL OUTER DIMS;
 • ALL MEASUREMENTS
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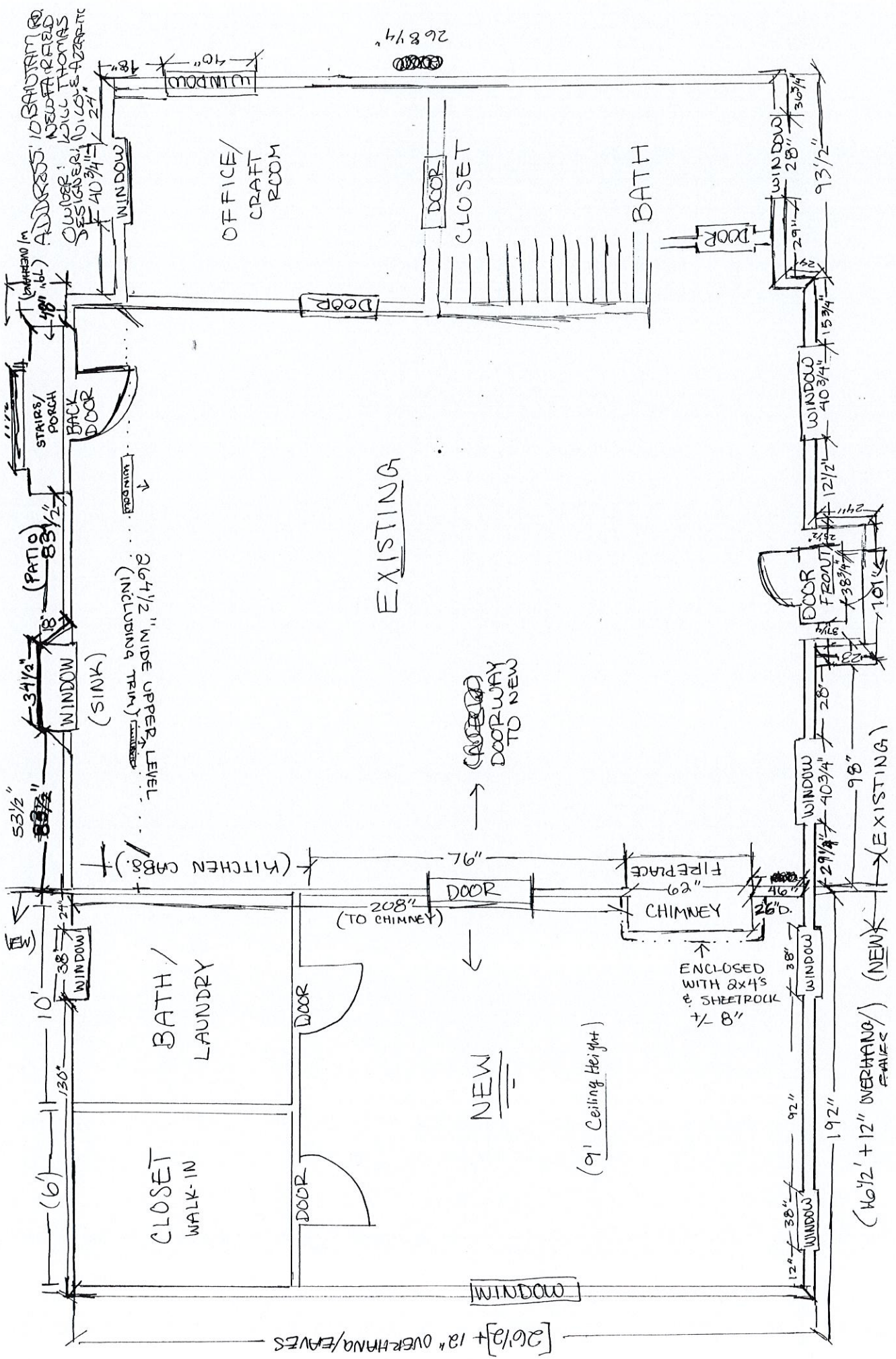


○ ALL MEASUREMENTS
 TAKEN ARE INCLUDING
 FASCIA + TRIM

(FRONT
 1' 3 1/4\"/>

CEMENT
 (FOUNDATION)
 LAND LINE

GARAGE/
 BASEMENT



ADDRESS: 10 SAUTAM...
 OWNER: KILL THOMAS
 DESIGNER: WILCOX-ARZARITE

26874

EXISTING

DOORWAY TO NEW

NEW

(9' Ceiling Height)

EXISTING

(NEW)

($10\frac{1}{2}' + 12"$ OVERHANG/EAVES)