

received  
8-29-22 MK

APPLICATION OR APEAL#: 42-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Kevin Sypher  
Mailing Address: 1121 Cornell Loop  
Yaphank, NY 11980 Phone#: 631-538-5961  
Email: kevins9876@gmail.com

2) Premises located at: 33 Ridge Road on the (N S E W) side of the street  
at approx. 402' feet (N S E W) from Fox Run (nearest intersecting road).

3) Property Owner Name: Kevin Sypher

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 15 Block No.: 4 Lot No.: 13

5) Zone in which property is located: R-44 Area of Lot: 0.312

6) Dimensions of Lot: Frontage: 112.32' Average Depth: 98.70'

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: N/A

10) Proposal for which variance is requested: Section 3.2.6- Minimum building or structure setbacks

Hardship: uniquely shaped lot unlike others nearby preventing strict conformance with zoning. Also, property is significantly smaller than the zone it is in .

11) Date of Zoning Commission Denial: September 20, 2022

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

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

Setbacks Requested: Front to: \_\_\_\_\_ Rear to: \_\_\_\_\_  
Side to: 8.5' Side to: \_\_\_\_\_

#1

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

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: n/a

SIGNATURE OF OWNER OR AGENT: Kevin A Sypher DATE: 8/25/2022

received  
8-25-22 (E)

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

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

**DATE:** September 20, 2022

**PROPERTY OWNER:** Kevin Sypher

**PROPERTY ADDRESS:** 33 Ridge Road

**APPLICANT/AGENT:** Kevin Sypher

**MAILING ADDRESS:** 33 Ridge Road

**ZONING DISTRICT:** R-44    **MAP:** 15    **BLOCK:** 4    **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+B)

3.2.6-Minimum Building & Structure Setbacks (B)

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surfaces

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

August 10, 2022

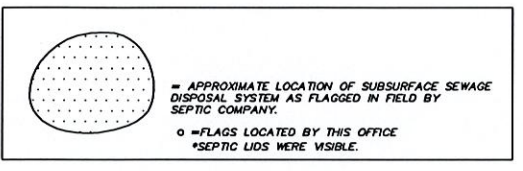
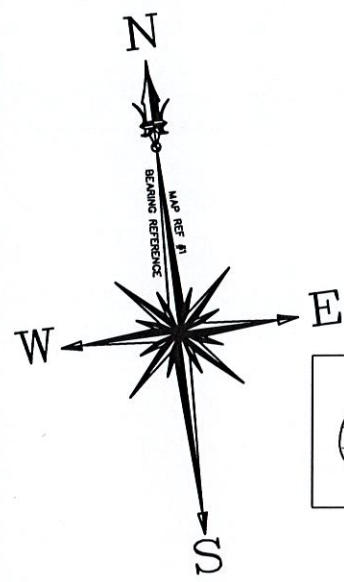
Mr. Kevin Sypher  
330 Deer Road  
Ronkokoma, New York, 11779

To Whom It May Concern:

Please be advised that the office of Arthur H. Howland & Associates, P.C. is authorized to represent me before any and all agencies and commissions of the Town of New Fairfield for the purpose of obtaining approval of any and all land use applications and permits at 33 Ridge Road, New Fairfield, Connecticut.

Sincerely Yours,

  
Kevin Sypher  
Owner



**AREA:**  
 13,586± S.F.  
 0.312± ACRES

**NOTES:**

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS A ZONING LOCATION SURVEY BASED ON AN INDEPENDENT RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PROCESS.

PROPERTY IS DEPICTED AS LOT 15-1-163 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN 'R-44' ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 136, 264, 590, ON FILE IN THE TOWN CLERKS OFFICE.

ALSO REFER TO:

- 1) "PROPERTY SURVEY PREPARED FOR JASON & REDU WOOD, 5 HIGH TRAIL ROAD, CANDLEWOOD ISLE., NEW FAIRFIELD, CONNECTICUT. SCALE 1" = 20'. DATED APRIL 8, 2021. PREPARED BY PAUL HIRO (PAH, INC.)"
- 2) "PLOT PLAN 1/2 LOT K & 2/3 PLOT J, CANDLEWOOD ISLE, PREPARED FOR BRIAN R. HART & JAMES J. HART JR., NEW FAIRFIELD, CONNECTICUT. SCALE 1" = 20'. DATED MARCH 25, 1987. PREPARED BY C. JAMES OSBORNE JR."
- 3) "BOUNDARY MAP PREPARED FOR JOHN D. TAYLOR AND CYNTHIA A.M. TAYLOR" CANDLEWOOD ISLE, NEW FAIRFIELD, CONNECTICUT SCALE 1" = 40'. DATED FEBRUARY 4, 1994. PREPARED BY SYDNEY A. RAPP, JR."

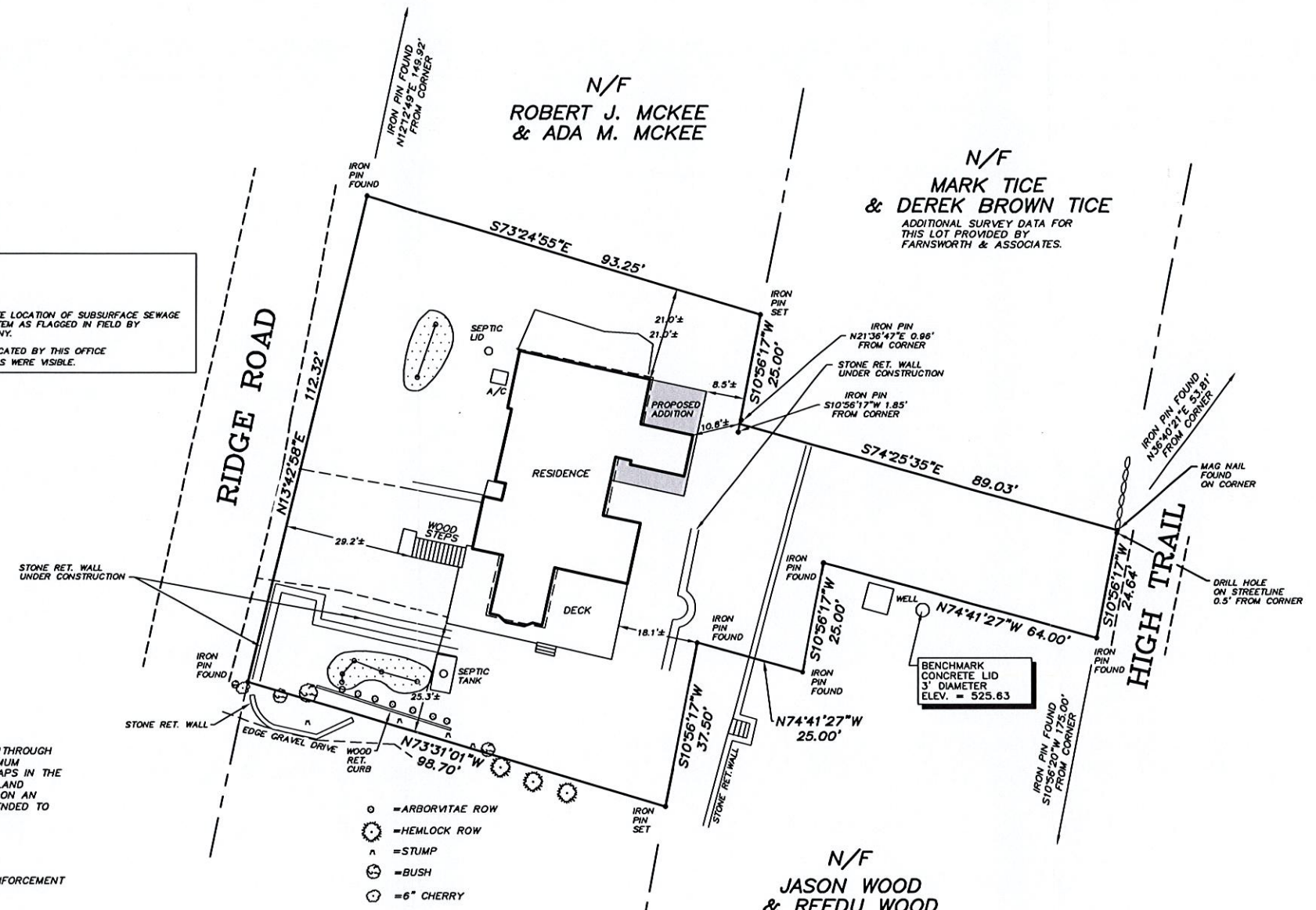
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

TOPOGRAPHY IS BASED ON AN ASSUMED DATUM.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.



N/F  
 CATHY BRAUN HANCOCK  
 & JAMES P. HANCOCK SR.

N/F  
 JASON WOOD  
 & REEDU WOOD

N/F  
 MARK TICE  
 & DEREK BROWN TICE  
 ADDITIONAL SURVEY DATA FOR  
 THIS LOT PROVIDED BY  
 FARNSWORTH & ASSOCIATES.

**ZONING LOCATION SURVEY**

PREPARED FOR  
**KEVIN A. SYPHER  
 & MARGARET LYNNE SYPHER**  
 33 RIDGE ROAD  
 NEW FAIRFIELD, CONNECTICUT

REVISED- 7-19-22: HOUSE ADDITION  
 \*NO FILED UPDATES.



**BRAUTIGAM LAND SURVEYORS, P.C.**

90 South Main Street  
 Newtown, Connecticut 08470  
 Telephone (203) 270-7810  
 Facsimile (203) 270-8392  
 E-mail: Surveyor@BrautigamLand.com

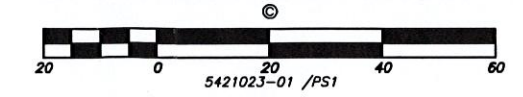


TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

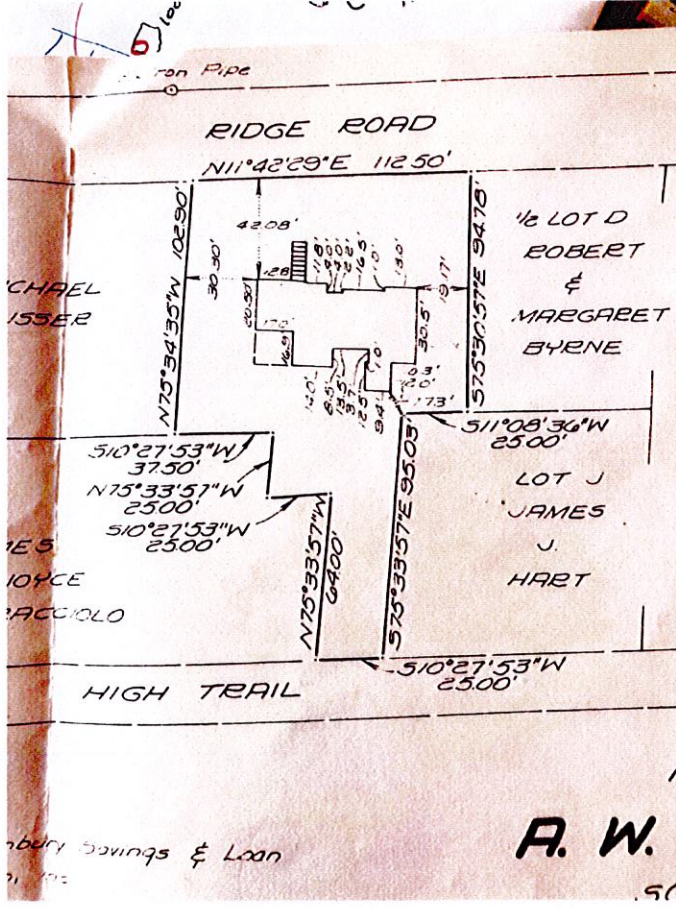
PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

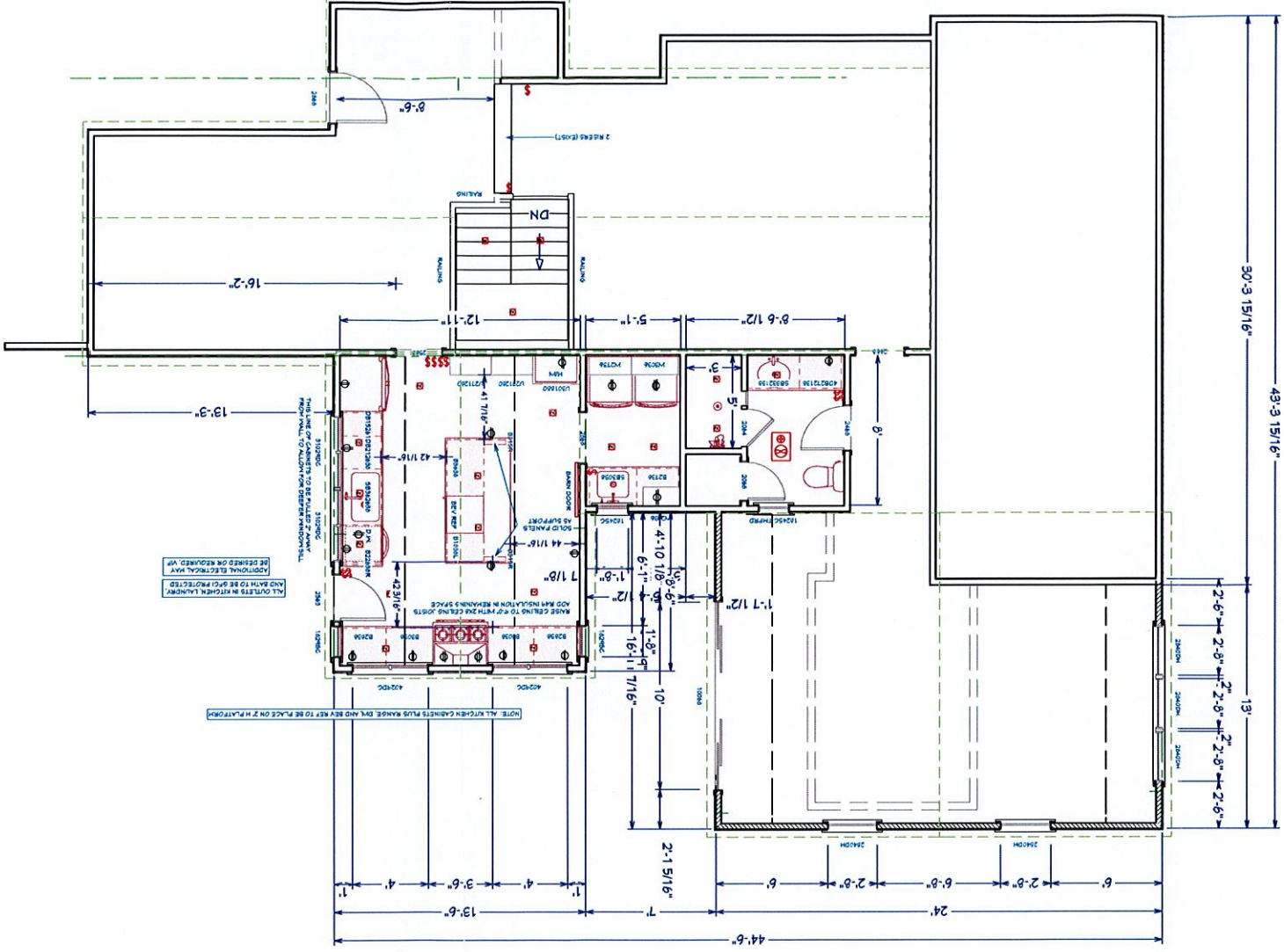
JOB No. 5421023-01	SCALE: 1" = 20'	DRAWN BY: SRM
FIELD NOTES: 222-122	DATE: 3/11/22	CHECKED BY: PAB



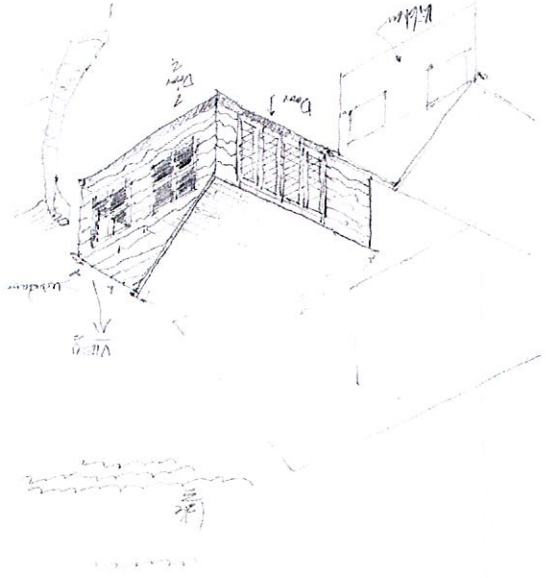
OLD SURVEY SHOWING EXISTING ROOM OFF BACK



FIRST FLOOR PLAN WITH PROPOSED 13' X 24' ADDITION OFF BACK  
1/4" = 1'-0"



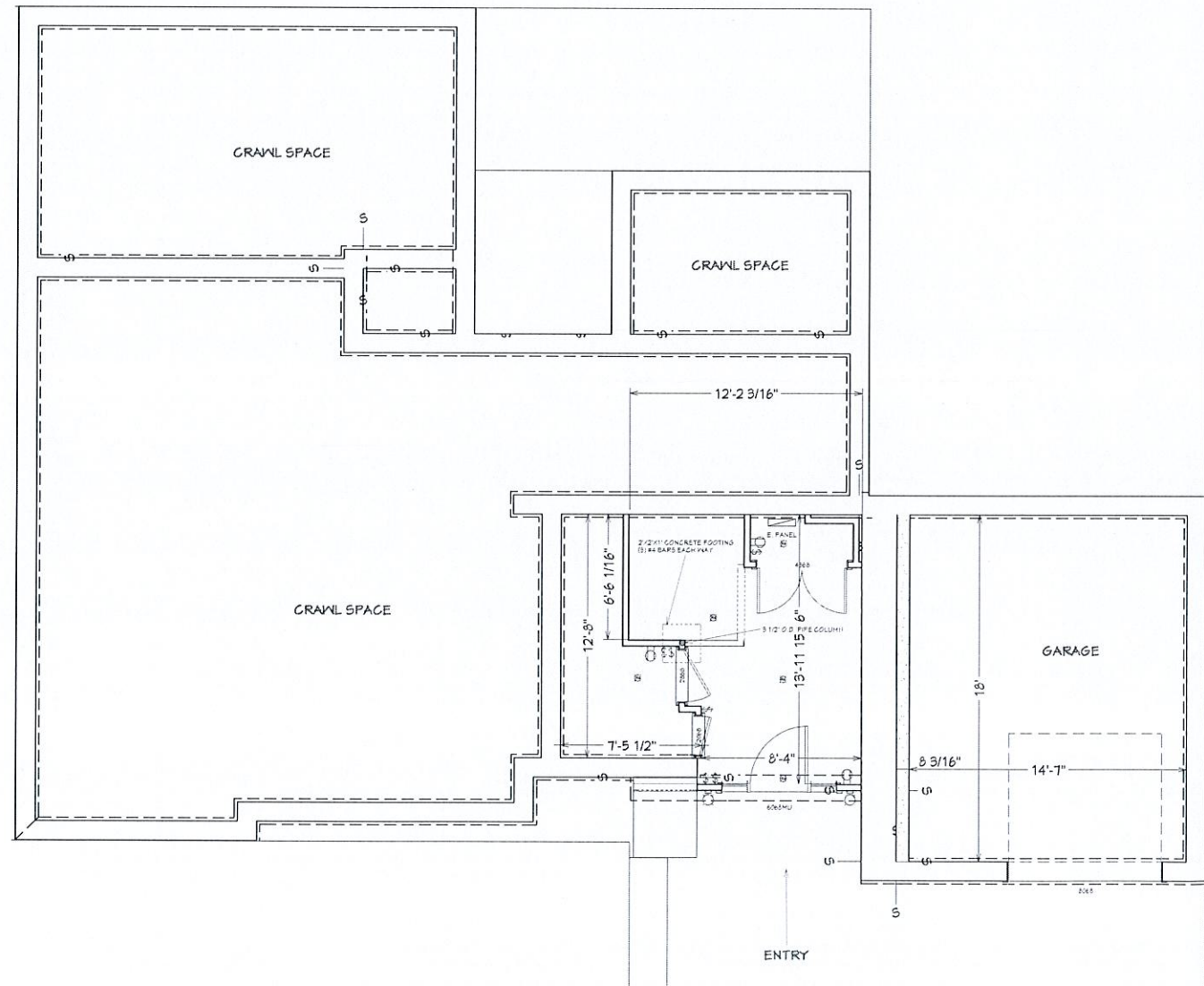
SKETCH PERSPECTIVE OF PROPOSED ADDITION



**SYPHER RESIDENCE**  
33 RIDGE ROAD  
NEW FAIRFIELD, CT

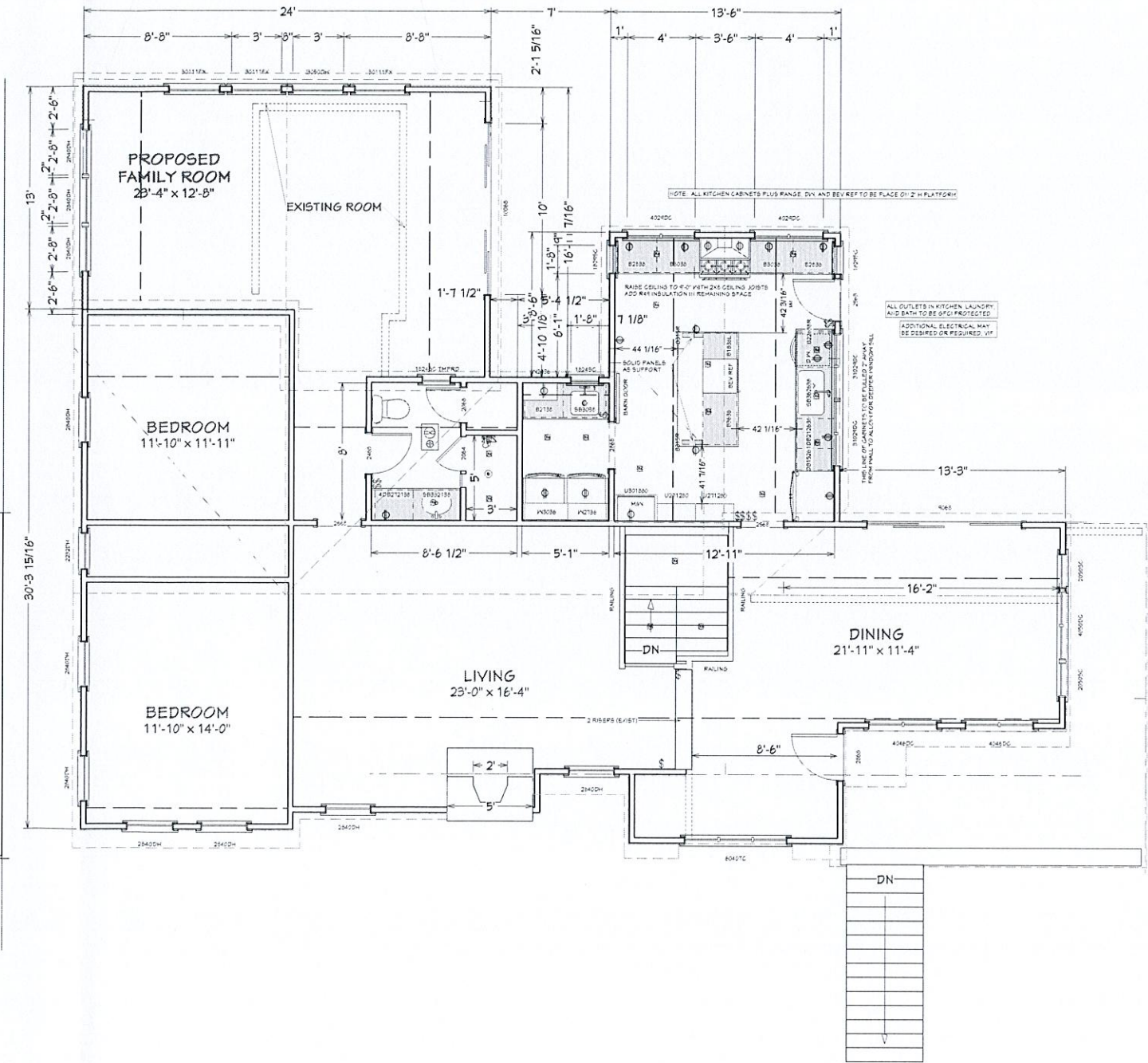
PROPOSED REAR ADDITION  
SKETCH PERSPECTIVE  
OLD SURVEY

HOWARD S RAABE JR  
ARCHITECT  
30 TERSANA DRIVE  
EASTON, CT 06612  
203 358 522  
3558  
22 22 14P22  
15JU22

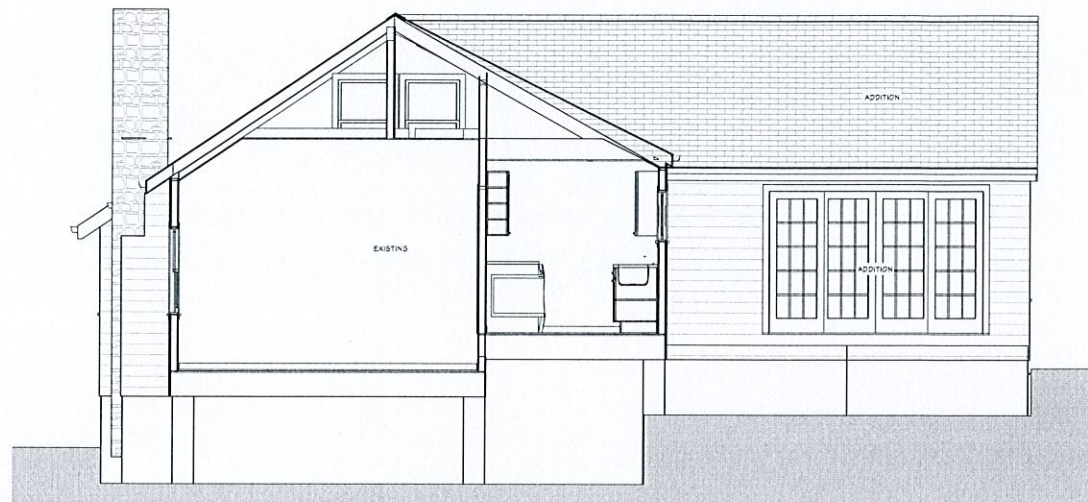


BASEMENT/FOUNDATION PLAN  
1/4" = 1'-0"

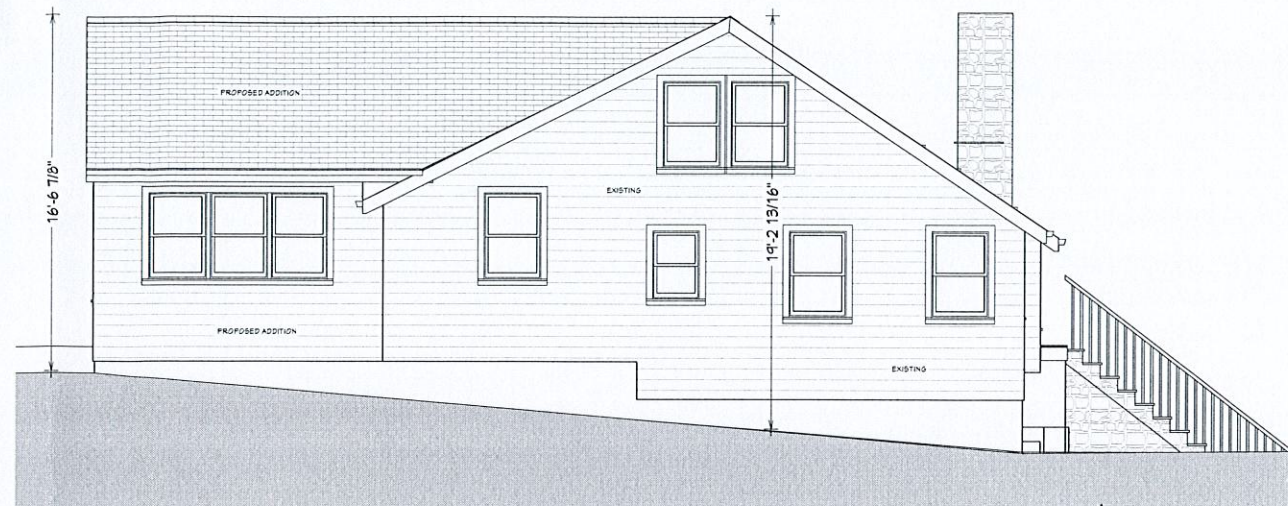
PROJECT AREA FOR ZONING  
BOARD OF APPEALS



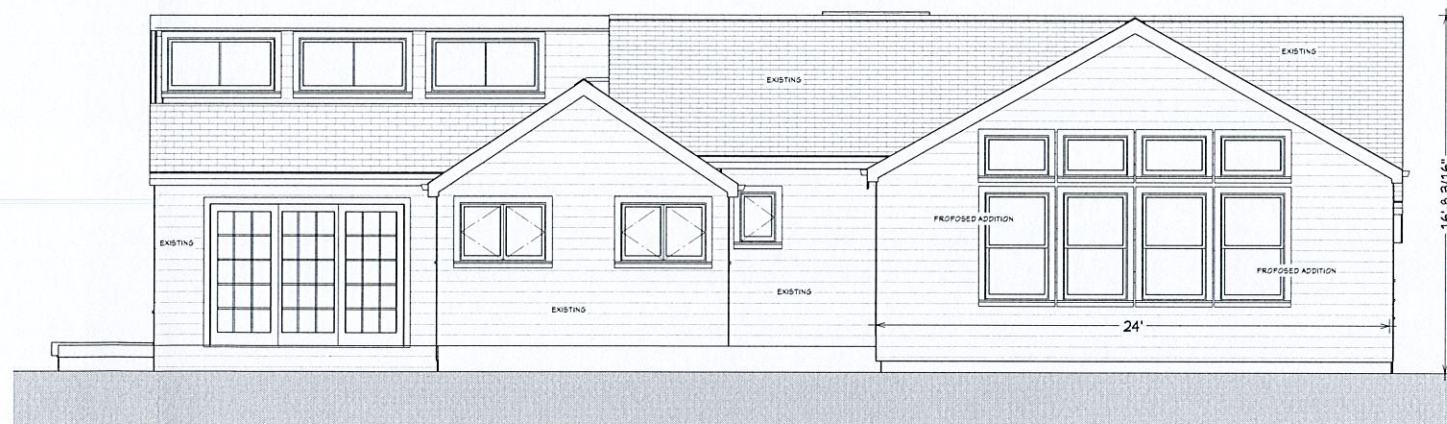
FIRST FLOOR PLAN  
1/4" = 1'-0"



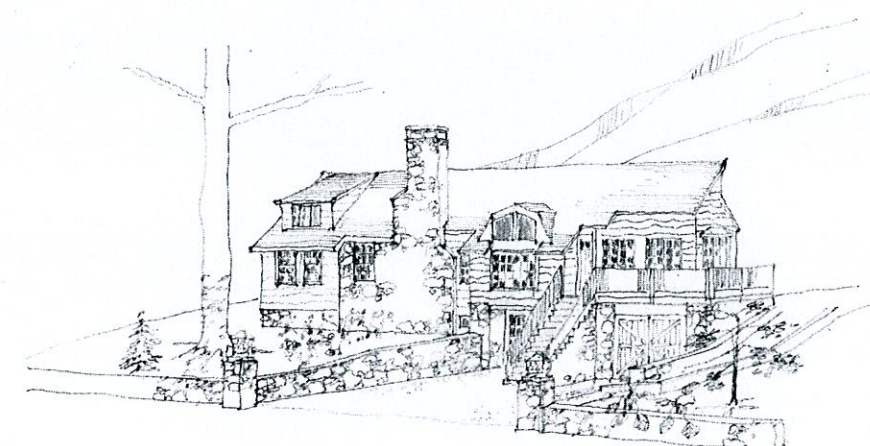
RIGHT SIDE ELEVATION  
1/4" = 1'-0"



LEFT SIDE ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"



FRONT

HOWARD  
S. RAABE,  
JR.

ARCHITECT

30  
TERSANA  
DRIVE

EASTON,  
CT 06612

203  
522  
3558

25AU22

ELEVATIONS

SYPHER RESIDENCE  
33 RIDGE ROAD  
NEW FAIRFIELD, CT