

APPLICATION OR APEAL#: 43-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Eric Kuck
Mailing Address: 12 Brush Hill Rd.
Phone#: 203-885-2507
Email: eric.kuck@sbcglobal.net

2) Premises located at: 12 Brush Hill Rd. on the (N S E W) side of the street
at approx. 0 feet (N S E W) from Butternut LA (nearest intersecting road).

3) Property Owner Name: Eric Kuck
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 24 Block No.: 18 Lot No.: 1

5) Zone in which property is located: 2 Area of Lot: 1.145 AC / 49,895 S.F.

6) Dimensions of Lot: Frontage: 20.70' / 233.55' Average Depth: 226.62

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 Oct 2000

If so, give dates and application numbers: Oct 2000

*10) Proposal for which variance is requested: The proposed renovation includes raising the dormer on the existing structure to meet the roofline of the new addition, the wall facing Butternut LA. Doesn't meet setback it is

*Hardship: Septic location, well location, and property over slope. Prevent me from locating the garage anywhere else on the property

*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: 50' to 11' Corner Rear to: 50'
Side to: 35' Side to: 35'



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: Eric Kuck DATE: 8-18-22

received
8-18-22

Now conforming pre-existing the raised
Dormer At that point will Be set BACK
Further than the existing wall but will
still Not meet the setback.

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: September 20, 2022

PROPERTY OWNER: Eric Kuck

PROPERTY ADDRESS: 12 Brush Hill Road

APPLICANT/AGENT: Eric Kuck

MAILING ADDRESS: 12 Brush Hill Road

ZONING DISTRICT: R-88 **MAP:** 24 **BLOCK:** 18 **LOT:** 1

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:

3.0.4-Minor Accessory Buildings & Structures (A-G)

3.1.5-Minimum Lot Area & Frontage (A)

3.1.6-Minimum Building or Structure Setbacks (A)

3.1.1.1-Minimum Lot Dimensions

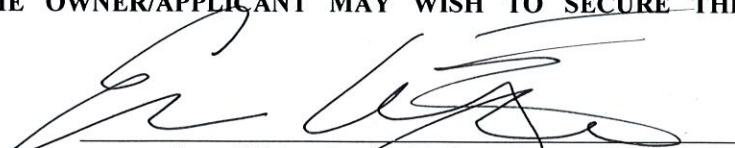
7.1.1.1-Improved Lots in Validated Subdivision or Recorded Subdivision and Resubdivision (A+B)

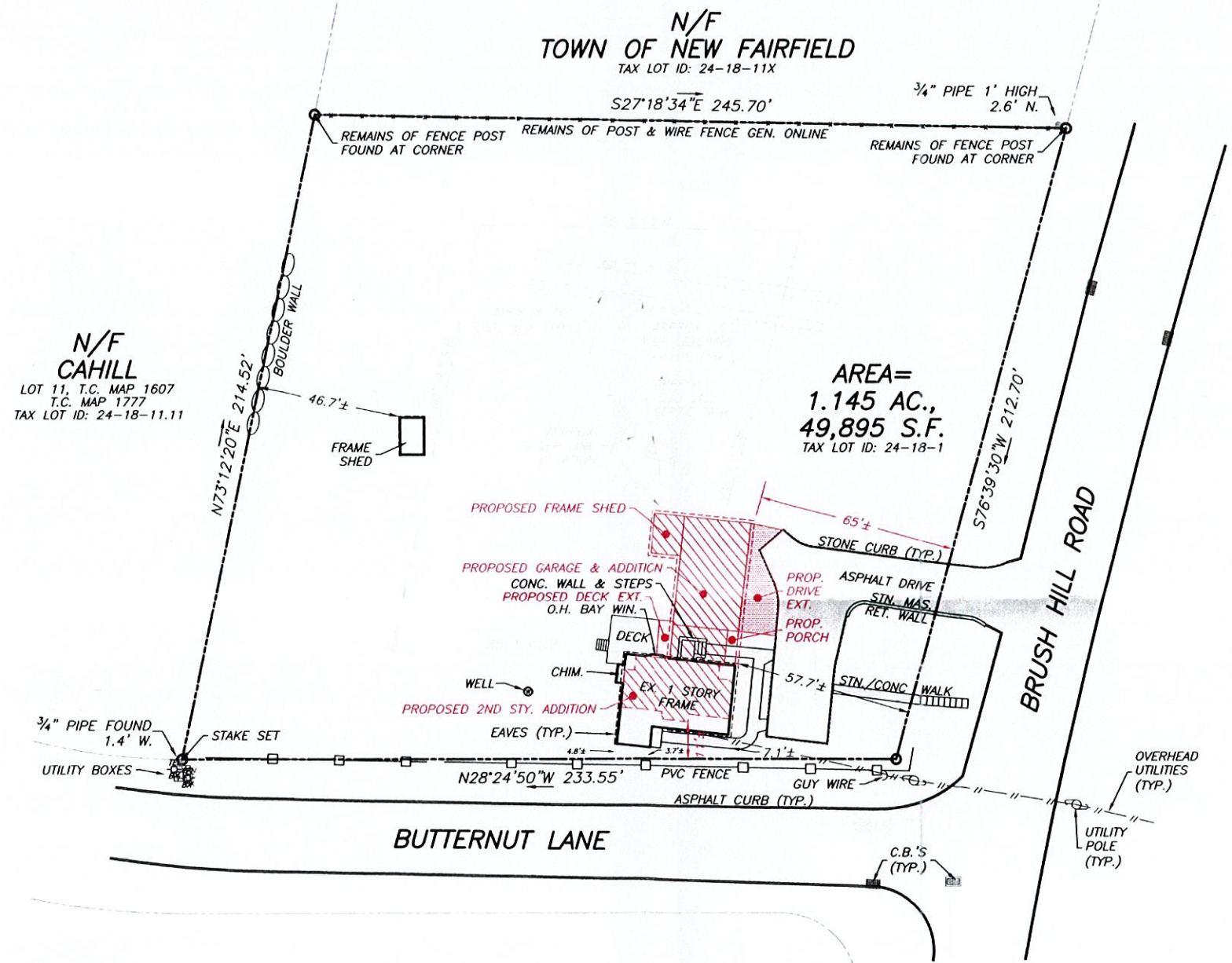
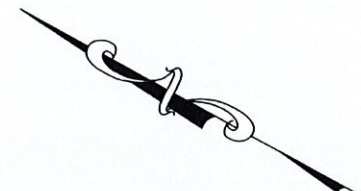
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

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.

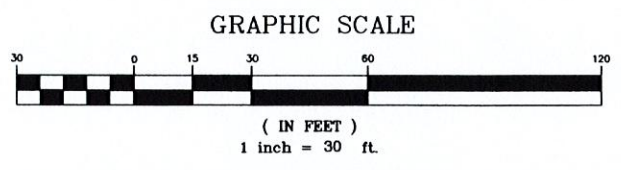

Evan White, Zoning Enforcement Officer
Town of New Fairfield



N/F
CAHILL
LOT 11, T.C. MAP 1607
T.C. MAP 1777
TAX LOT ID: 24-18-11.11

AREA=
1.145 AC.,
49,895 S.F.
TAX LOT ID: 24-18-1

ZONING TABLE - R88 (ZONE 2)					
	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMPERVIOUS SURFACE (S.F.)/%		
REQUIREMENT	87120 MIN	7484 15.0%	4990 10.0%		
EXISTING	49895	908 1.8%	3475 7.0%		
PROPOSED	49895	2180 4.4%	4754 9.5%		



CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A BOUNDARY/PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 1401 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

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

Eric J. Fogie
EVAN J. FOGIE, P.L.S. CT. LICENSE NO. 70432

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GEOLGIC@GMAIL.COM

SURVEYOR'S SEAL

PLOT PLAN / PROPERTY SURVEY
PREPARED FOR
ERIC KUCK
BEING
T.C. MAP No. 1401
ALSO KNOWN AS
12 BRUSH HILL ROAD
SITUATE IN THE
TOWN OF NEW FAIRFIELD **FAIRFIELD CO., CT.**
SCALE: 1" = 30'
APRIL, 19 2022
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REVISIONS / ADDITIONS

DATE	DESCRIPTION	BY

MAP NOTES

1. THIS SURVEY WAS CONDUCTED ON THE GROUND ON APRIL 19, 2022.
2. PROPERTY LOCATED IN ZONE 2 (R88) ZONING DISTRICT.
3. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
4. NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
5. REFERENCES MADE TO TOWN CLERK MAP No. 1401, 1607, 1777, AS WELL AS BOOK 562 PAGE 873.
6. REFERENCES MADE TO MAPS PREPARED BY PAUL A. HIRO ENTITLED "PROPERTY SURVEY PREPARED FOR THOMAS J. & CINDY K. LOMBARDI" DATED OCTOBER 3, 2000.
7. SEPTIC LOCATION SHOWN HEREON TAKEN FROM AS-BUILT ON FILE WITH BUILDING DEPARTMENT
8. OFFSET SHOWN HEREON REFER TO THE BUILDING EAVES U.O.N.
9. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.

DRAWN BY: EF CHECKED BY: EF FIELD PARTY: EF

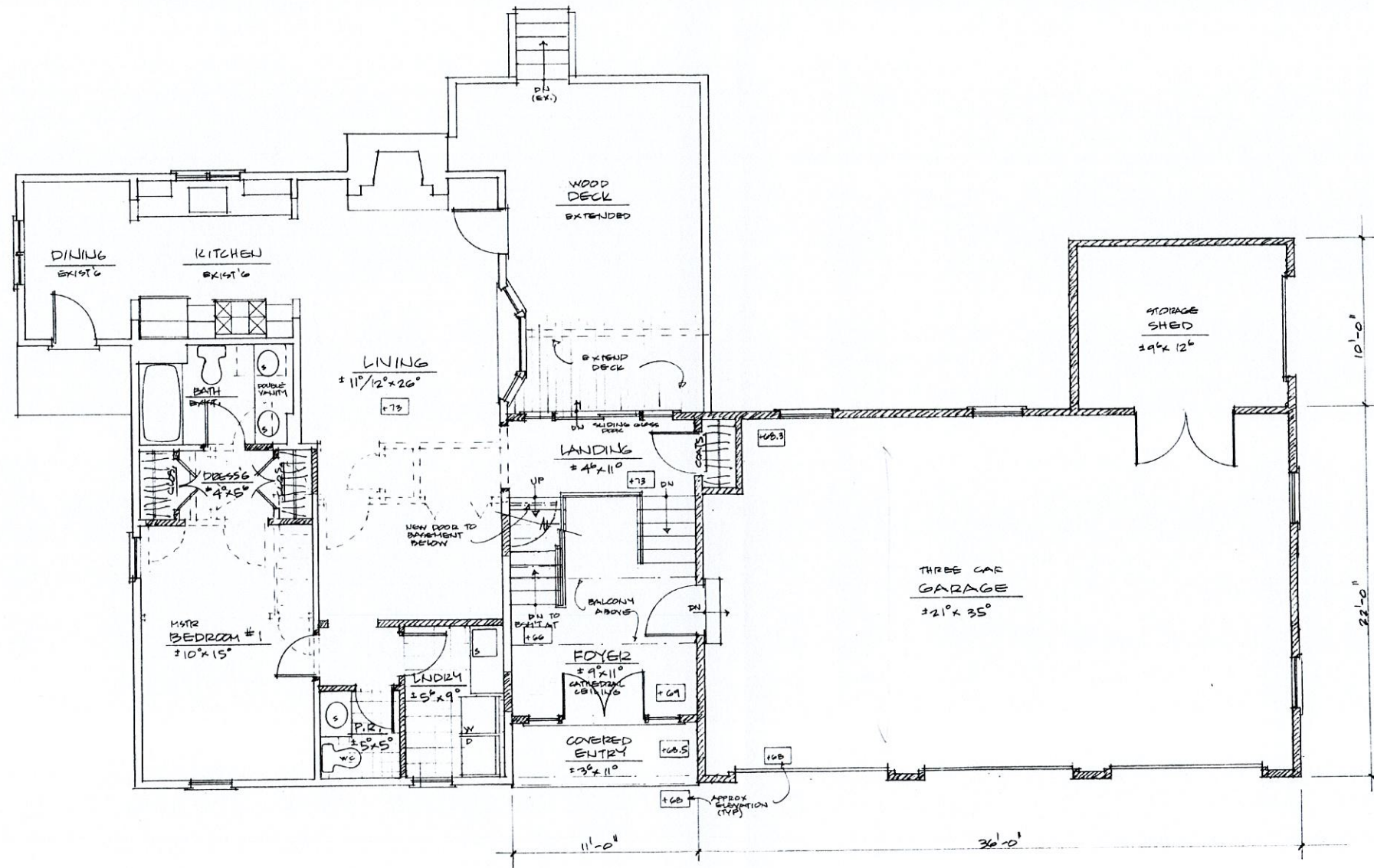
JOB NO. 24-18-1 (KUCK 2022)

ALTERATION & ADDITION TO KUCK RESIDENCE

12 BRUSH HILL ROAD
NEW FAIRFIELD, CONNECTICUT

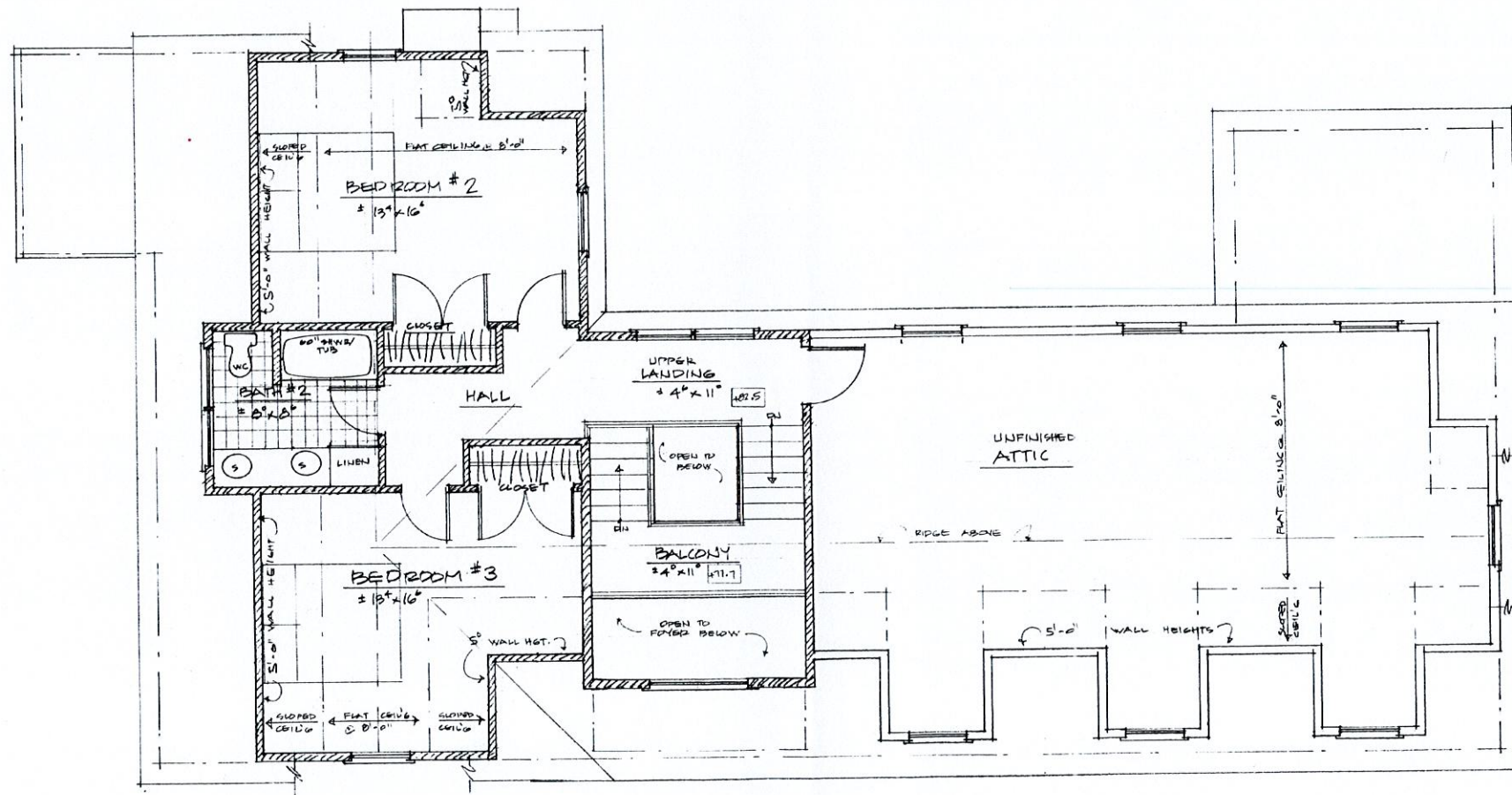
JANUARY 25, 2022

PRELIMINARY



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

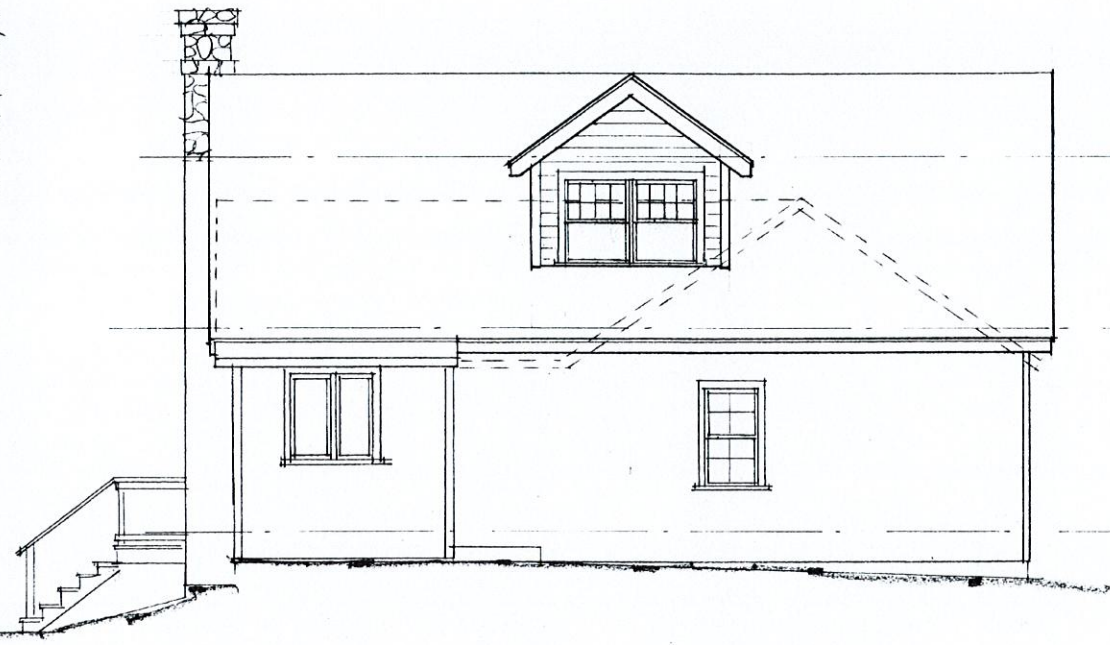
JANUARY 25, 2022



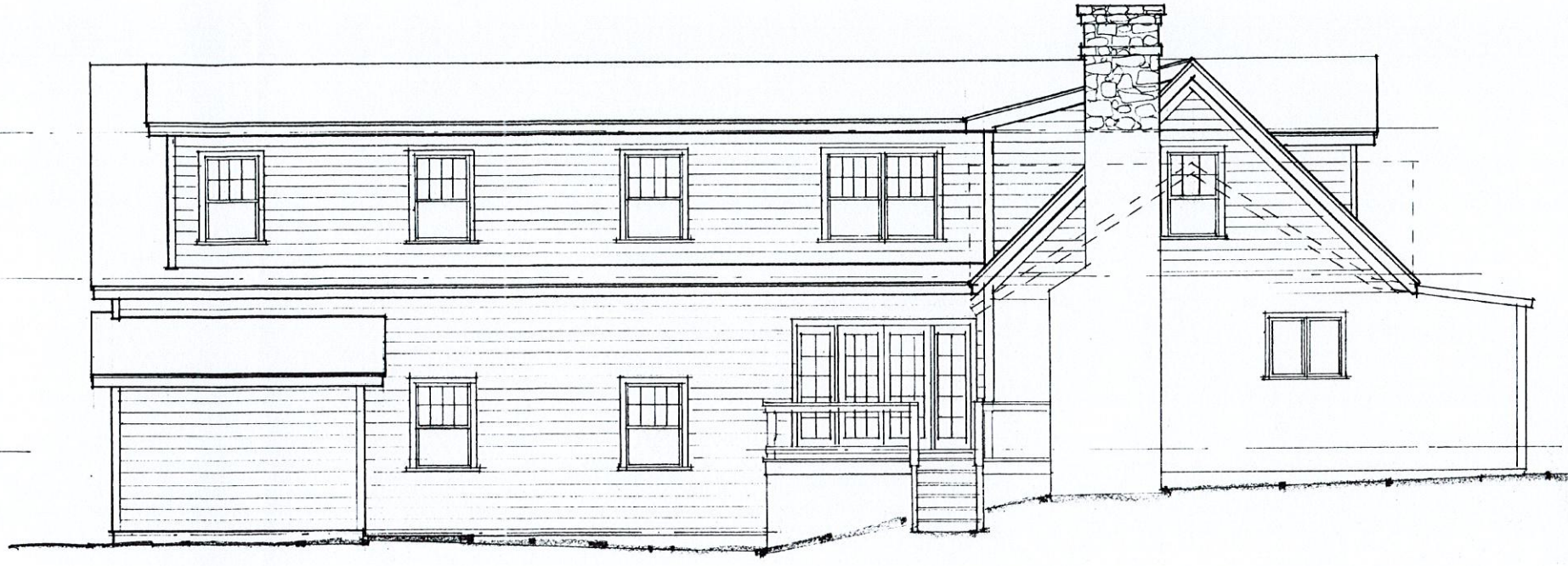
SECOND FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

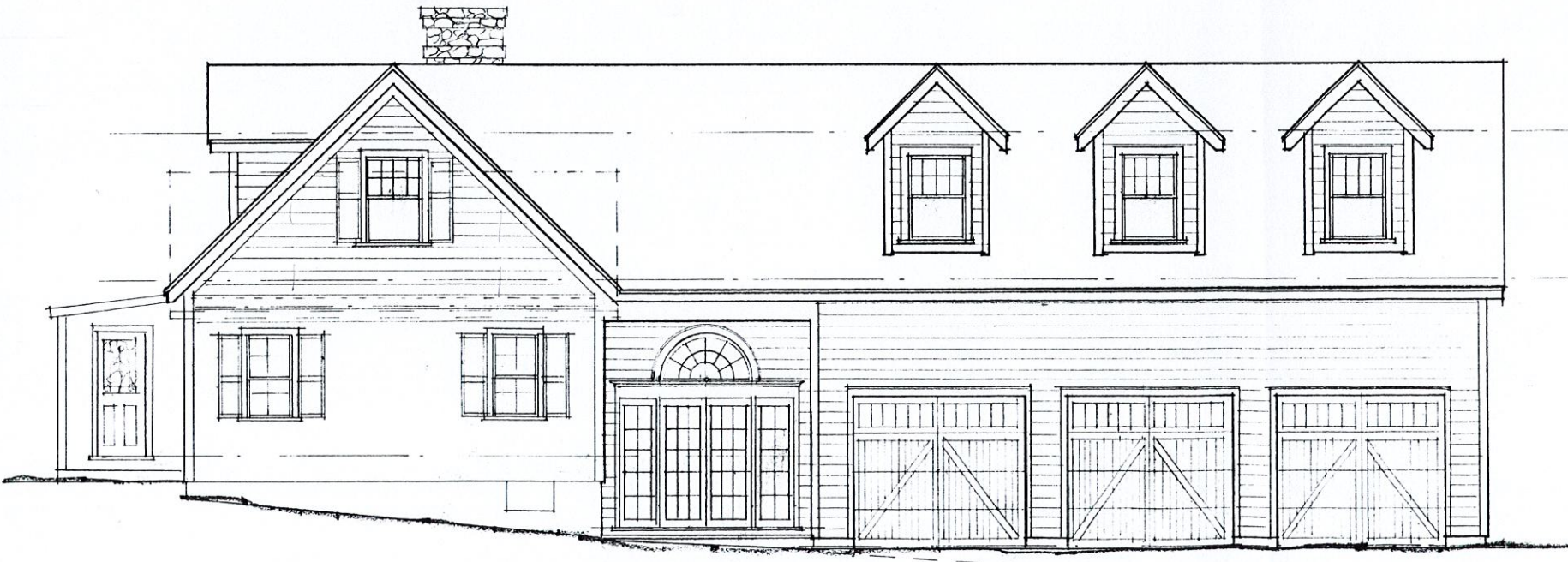
JANUARY 25, 2022



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



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

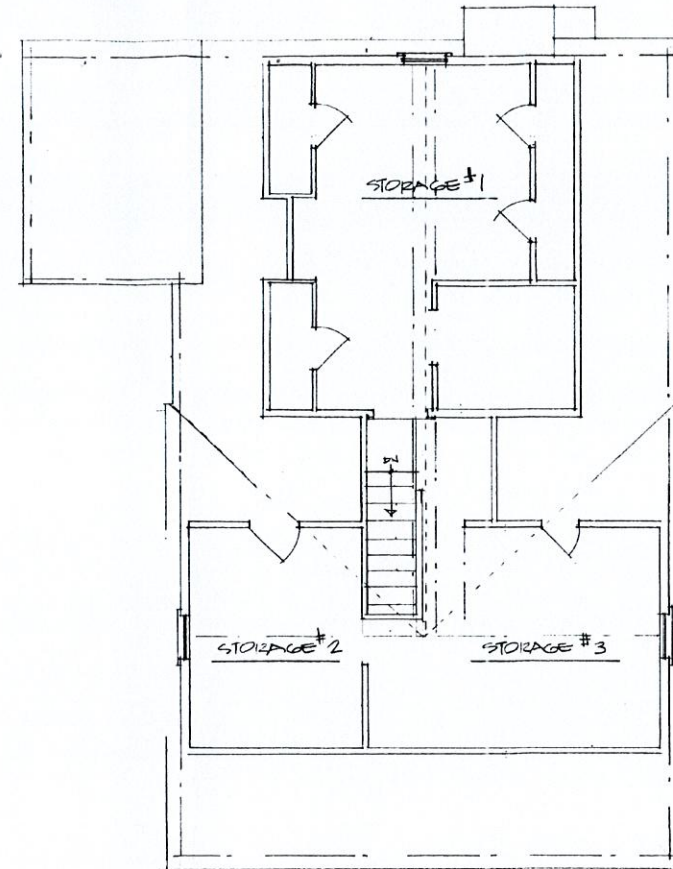


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

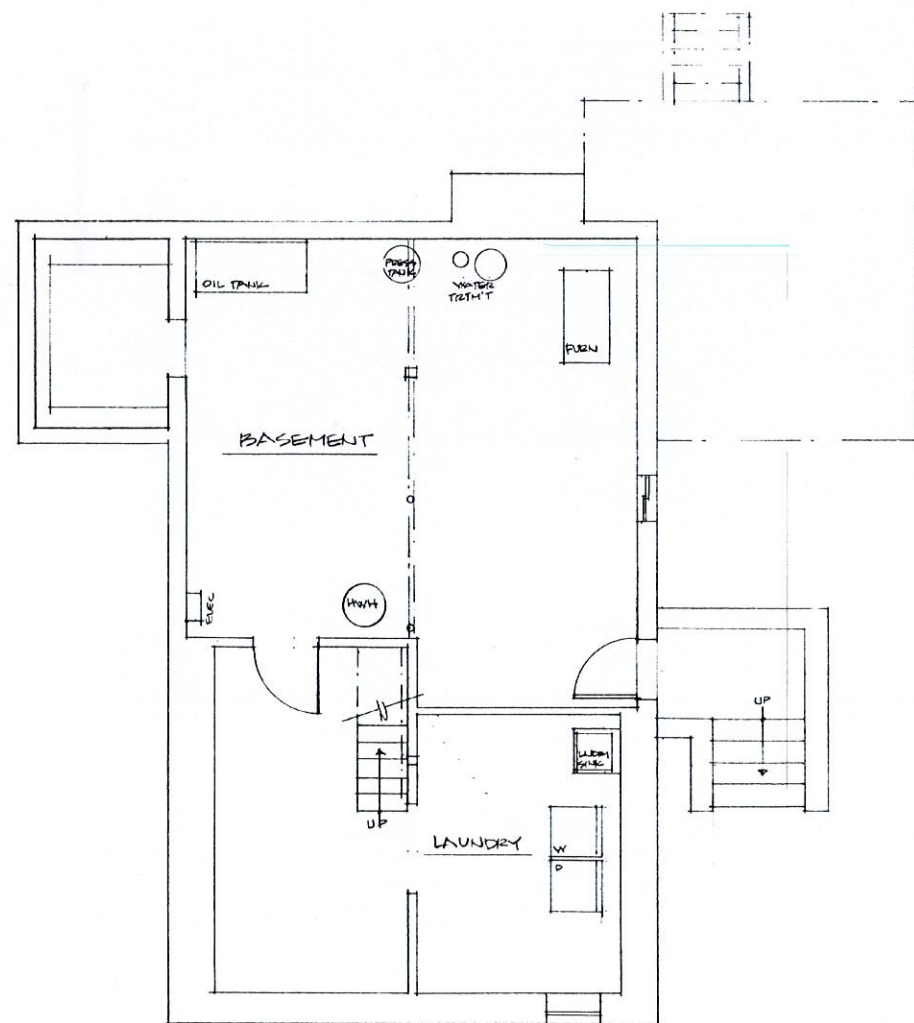


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

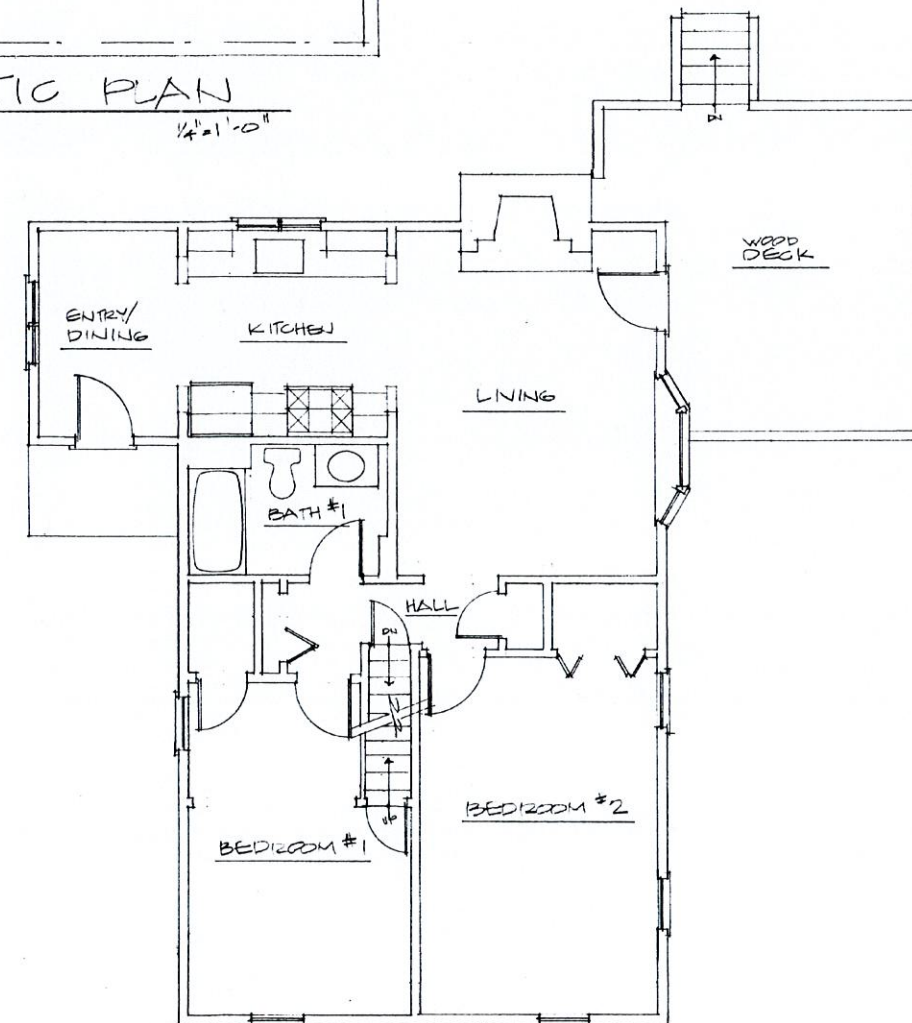
JANUARY 25, 2022



ATTIC PLAN
SCALE: 1/4" = 1'-0"



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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

John P. McGuirk, Architect
18 Edwards Drive, Oxford, Connecticut
203-470-2864