

APPLICATION OR APEAL#: 48-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coelho
Mailing Address: 1 Stonebridge Trail Sandy Hook CT 06482
Phone#: 203 948-4748
Email: JCContracting@aol.com

2) Premises located at: 10 Meadoway on the (N S E W) side of the street
at approx. 100' feet (N S E W) from Summer Hill (nearest intersecting road).

3) Property Owner Name: David Sandvik
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 41 Lot No.: 24

5) Zone in which property is located: R-4A Area of Lot: 8,363 SF

6) Dimensions of Lot: Frontage: 85' 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 do Ventrial Expansion
Moving Bedrooms upstairs

Hardship: Non Conforming Lot Very Sloped - Embankment

11) Date of Zoning Commission Denial: 10/25/22

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

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

Setbacks Requested: Front to: 24.4' Rear to: 41.5'
Side to: 23.1' Side to: 18.8'

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: 10-15-22

#4

received
10-19-22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: October 25, 2022

PROPERTY OWNER: David Sandvik

PROPERTY ADDRESS: 10 Meadowway

APPLICANT/AGENT: Joe Coelho (JC Contracting)

MAILING ADDRESS: 1 Stonebridge Trail, Sandy Hook, CT 06482

ZONING DISTRICT: R-44 **MAP:** 45 **BLOCK:** 4 **LOT:** 24

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 (A+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.

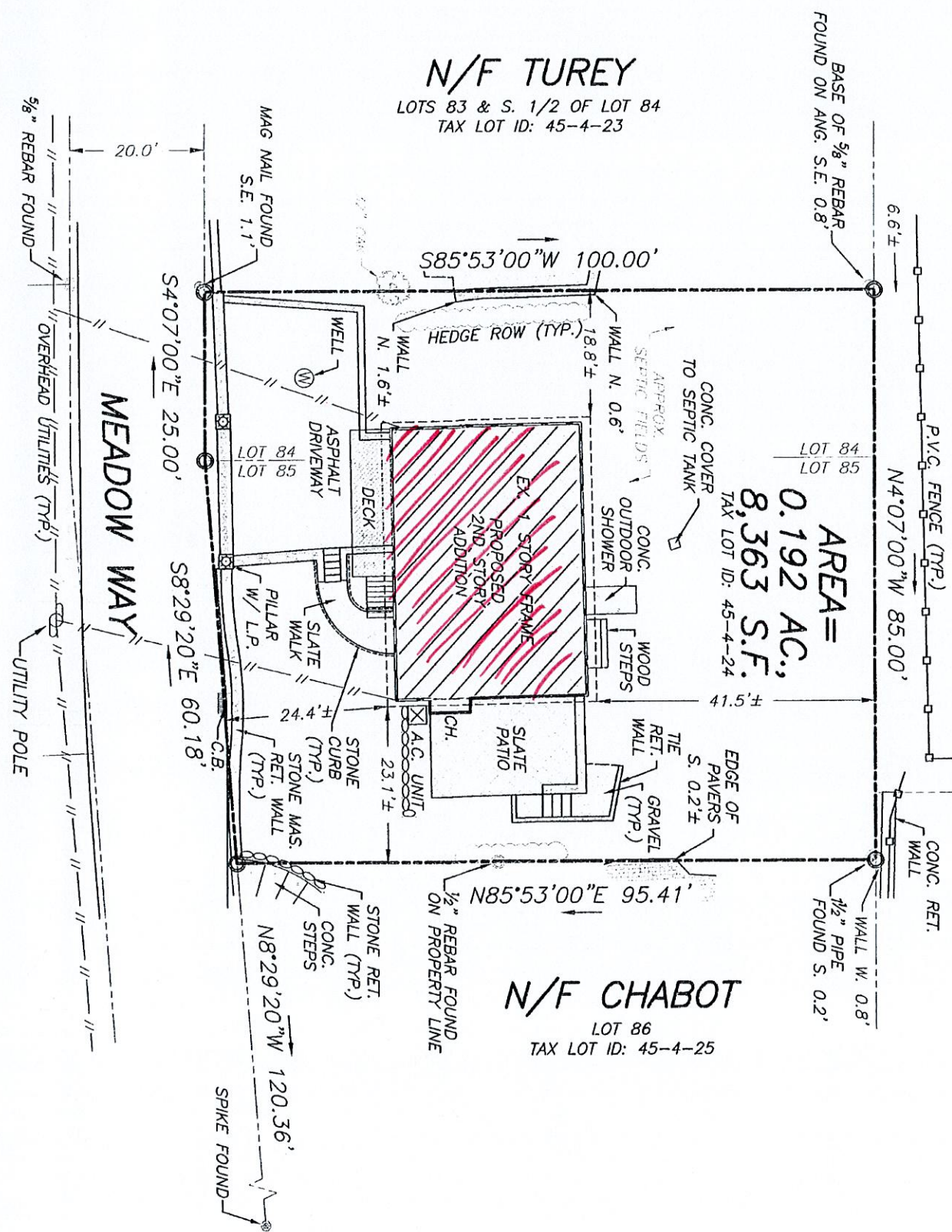
THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.


Evan White, Zoning Enforcement Officer
Town of New Fairfield

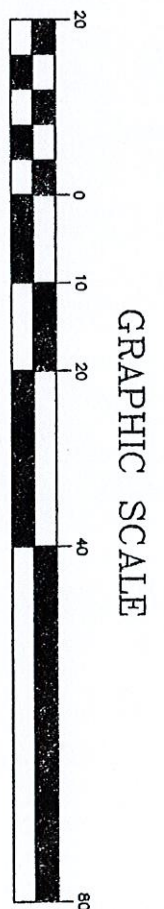
N/F BOLLACKE
 LOTS 59, 60, & N. 1/2 OF LOT 61
 TAX LOT ID: 45-4-4

N/F KAYE
 LOTS 58, 57, & S. 1/2 OF LOT 56
 TAX LOT ID: 45-4-2



ZONING TABLE - R44 (ZONE 1)

DESCRIPTION	TOWN REQ.	EXISTING	PROPOSED
AREA	43560	8363	N/A
BUILDING AREA	1673 (20%)	1145	13.7%
IMPERVIOUS SURFACE	2091 (25%)	2729	32.6%



REVISIONS

DATE	DESCRIPTION	BY

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. 100 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

David P. Sandvik
 EVAN J. FOGLE, P.E.S. CT. LICENSE NO. 70432

GEOLOGIC LAND SURVEYING, PLLC
 MOUNT KISCO, N.H. NEW FAIRFIELD, CT.
 03914 WWW.GEOLANDSURV.COM
 GEOLANDSURV@GMAIL.COM

PLOT PLAN / PROPERTY SURVEY

PREPARED FOR **DAVID P. & NANCY T. SANDVIK**

LOT 85 & THE NORTHERLY HALF OF LOT 84
 BEING
 ALSO KNOWN AS
 10 MEADOW WAY
 SITUATE IN THE

TOWN OF NEW FAIRFIELD
 SCALE: 1" = 20'
 APRIL 29, 2022

SURVEYOR'S SEAL



MAP NOTES

1. THIS SURVEY WAS CONDUCTED ON THE GROUND ON APRIL 29, 2022.
2. PROPERTY LOCATED IN R44 (ZONE 1) ZONING DISTRICT. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
3. NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
4. REFERENCES MADE TO TOWN CLERK MAP NO. 100, AS WELL AS BOOK 444 PAGE 1053.
5. OFFSETS SHOWN HEREON REFER TO THE BUILDING EAVES U.O.N.
6. 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.
- 7.