APPLICATION OR APEAL#: 24-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es) __X____Variance _____Appeal of Cease & Desist

PROPOSAL

ZONING BOARD OF APPEALS JUL 20 2023

1) Applicant: Samantha Jean Banker
Mailing Address: 166 Roundhill Drive, Yonkers NY 10710
Phone#: (914) 282-1767

Email: sbazzano2@gmail.com

2) Premises located at: 23 Crestway KC on the (N S E W) side of the street
at approx. 651.6' feet (N S E W) from Millway (nearest intersecting road).

3) Property Owner Name: Samantha Jean Banker & Nicholas Banker

Interest in Property: OWNER___X___CONTRACT PURCHASER_____LEASEE_____AGENT_____

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 49/+50

5) Zone in which property is located: R-44 Area of Lot: 13,597 Sq. Ft. (0.312 acres)

6) Dimensions of Lot: Frontage: 125.33' Average Depth: 123.2' +/-

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: Wood Landing and stairs from door to ground grade.

Hardship: Lot is pre-existing non-conforming, the purpose of the request for safe ingress/egress to the dwelling

#6

11) Date of Zoning Commission Denial: June 27, 2023

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

Zoning Regulations (sections): 3.02.A See attached Non-Compliance Letter

Setbacks Requested: Front to: Rear to: 47.0'
Side to: Side to:

received 6-20-2023

13) Use to be made of property if variance is granted: Residence

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: Samantha Banker DATE: 6/17/23

TOWN OF NEW FAIRFIELD
ZONING REPORT

SUBJECT: **VERIFICATION OF NON-COMPLIANCE**

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

DATE: **June 27, 2023**

PROPERTY OWNER: **Samantha Jean Banker & Nicholas Banker**

PROPERTY ADDRESS: **23 Crestway**

APPLICANT/AGENT: **Samantha Jean Banker**

MAILING ADDRESS: **23 Crestway**

ZONING DISTRICT: R-44 MAP: 10 BLOCK: 3 LOT: 49 +50

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 (C)
3.2.11-Mimimum 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)

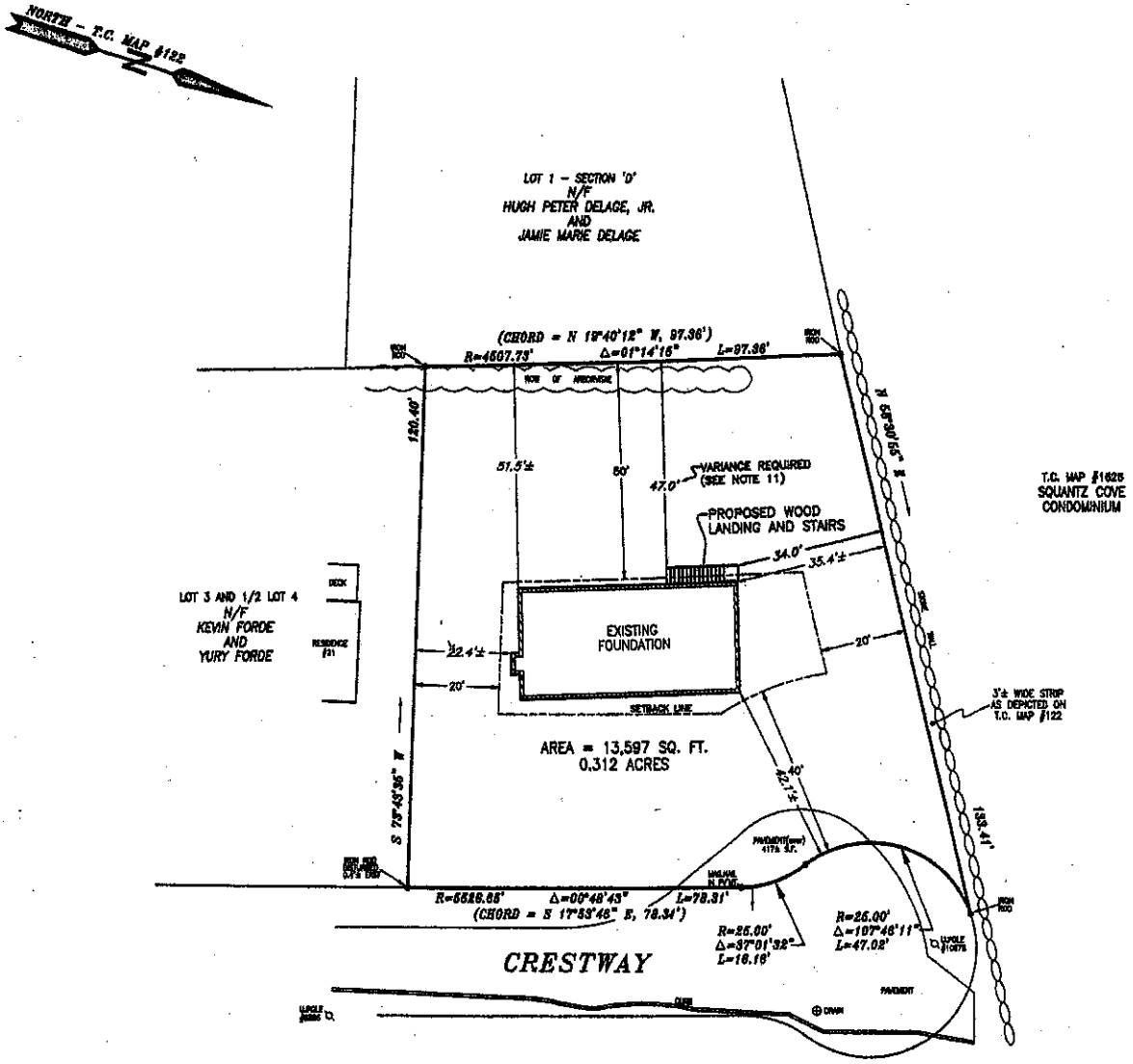
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



IMPROVEMENT LOCATION SURVEY

PREPARED FOR

SAMANTHA JEAN BANKER
&
NICHOLAS BANKER

23 CRESTWAY

TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.

JUNE 15, 2023 SCALE: 1" = 20'

NOTES:

1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
2) REFERENCE MADE TO TOWN CLERK MAP NO. 122 AND VOL. 74 PG. 329-330, VOL. 550 PG. 1067 OF THE NEW FAIRFIELD LAND RECORDS.
3) THIS SURVEY MAP IS A DEPENDENT RESURVEY OF LOTS 1 AND 2 IN SECTION 'E' AS DEPICTED ON MAP NO. 122.
4) PROPERTY IS SUBJECT TO RIGHTS, AGREEMENTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AS LISTED IN VOL. 550 PG. 1067 OF THE NEW FAIRFIELD LAND RECORDS.
5) MONUMENTATION FOUND OR SET DEPICTED HEREON.
6) PROPOSED BUILDING COVERAGE EQUALS 9.9%
PROPOSED IMPERVIOUS COVERAGE EQUALS 22.0%
7) PROPERTY/BOUNDARY LINES DEPICTED HEREON ESTABLISHED BY PROPERTY SURVEY PREPARED BY PAH, INC. - LAND SURVEYORS DATED FEBRUARY 16, 2006.
8) THE INTENTION OF THIS SURVEY IS TO DEPICT THE PROPOSED LANDING AND STAIRS TO DECK.
9) REFERENCE MADE TO ZONING LOCATION SURVEY DATED MAY 8, 2023 PREPARED BY THIS OFFICE.
10) REFERENCE MADE TO PLAN PREPARED BY PAUL RAYMOND WALTER DATED MAY 23, 2023
11) VARIANCE REQUIRED TO SECTION 3.0.2.A. SETBACK REQUIREMENTS OF THE NEW FAIRFIELD ZONING REGULATIONS FOR REAR YARD 50.0' TO 47.0' FOR WOOD STAIRS AND LANDING.

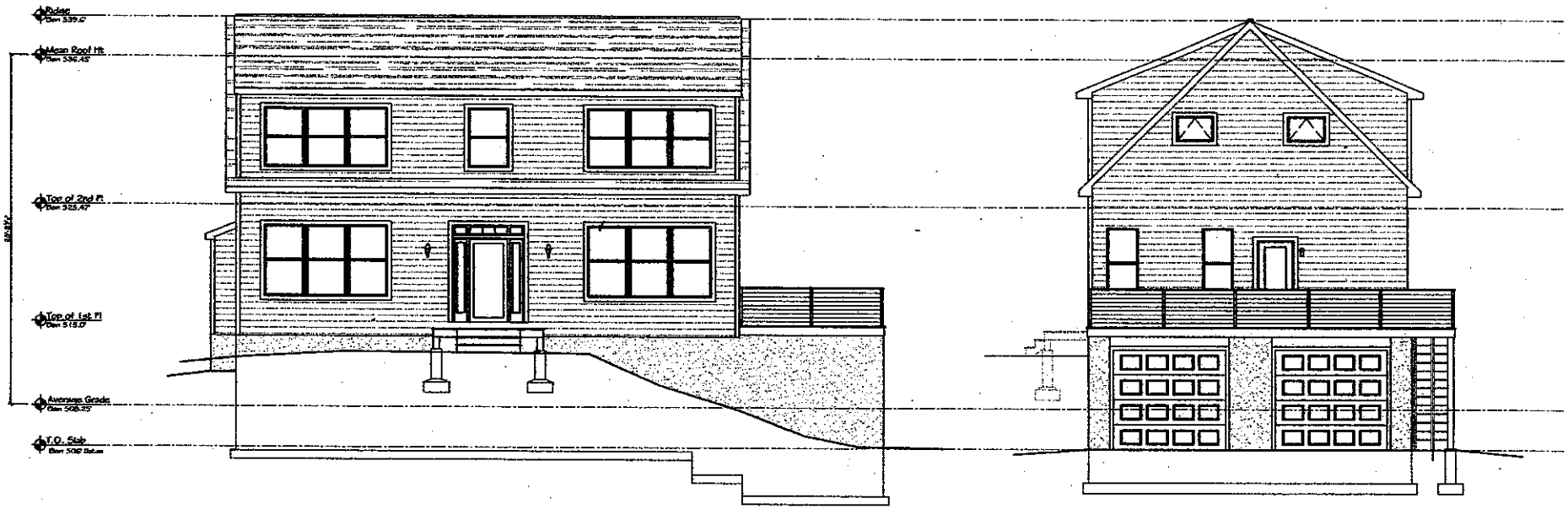
0' 20' 40' 60'

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

Sydney A. Rapp Land Surveying, P.C.
39 Lindencroft Drive, Danbury, Connecticut 06811
1-B Grand Street, Bethel, Connecticut 06801
email:rapp@sydnerlandsurveying.com - Phone (203)744-6261

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

ZACHARY S. RAPP PLS NO. 70420
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



1 Front Elevation
A200 Scale: 1/4"=1'-0"

2 Right Side Elevation
A200 Scale: 1/4"=1'-0"

Paul Raymond Walter
Architect, P.L.L.C. · Licensed: AZ,CT & NY
15955 East Pine Tree Drive Cornville AZ 86325
Ph: 928.274.7974 Email:info@paulrwalter.com
Ph: 845.518.0187 www.paulrwalter.com

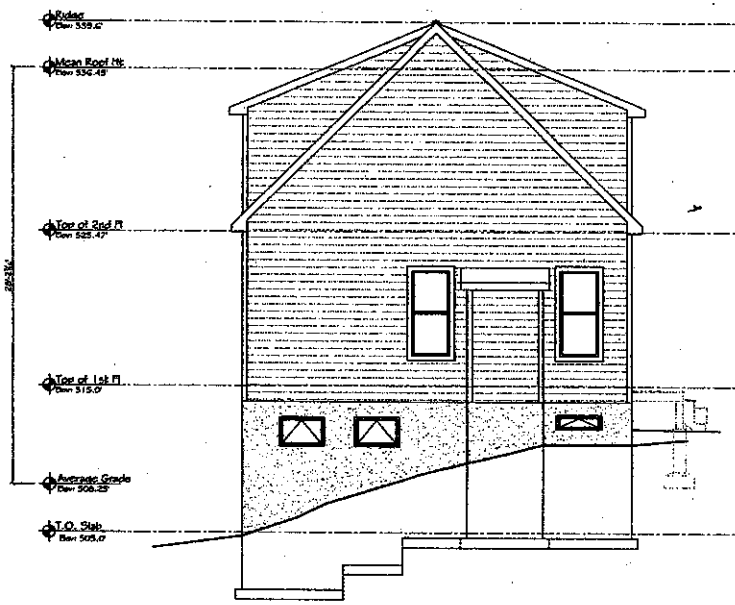
STATE OF CONNECTICUT · PAUL R. WALTER · LICENSED ARCHITECT
Date: 3/23/23

Rev	Description:	Date:	By:
1	Permit Dwg.	3.23.23	PW

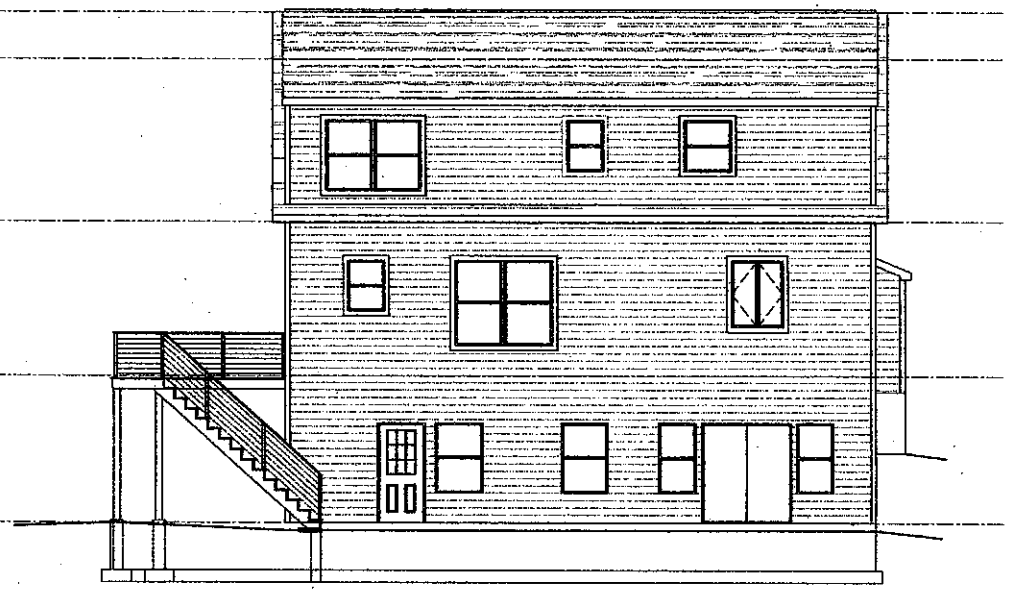
Project:
New Single Family Residence @
23 Crestview
New Fairfield, CT 06812

Drawing Description:
Front & Right Side Elevations

Job No.:
Date: 01.01.22
Scale: As Noted
Drawn by: C.Lamarche
Checked:
Drawing No.: A200
3 of 4



1 A201 Left Side Elevation
Scale: 1/4"=1'-0"



2 A201 Rear Elevation
Scale: 1/4"=1'-0"

Paul Raymond Walter
Architect, P.L.L.C. Licensed: AZ,CT & NY
10855 East Pier Tree Drive Cons#: AZ 18205
Ph: 520.274.7314 Email:info@paulwalter.com
Ph: 845.351.5157 www.paulwalter.com

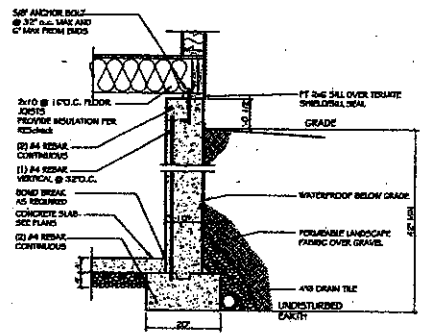
Seal:

Rev:	Description:	Date:	By:
1	Revised Dwg.	5.23.25	PW

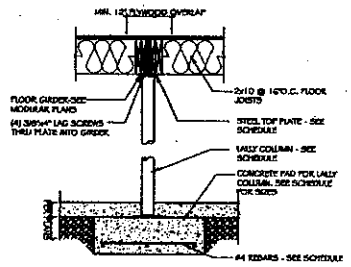
Project:
New Single Family Residence @
23 Greatway
New Fairfield, CT 06812

Drawing Description:
Rear & Left Side Elevations

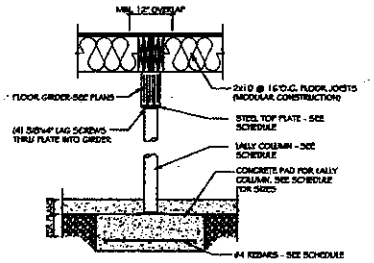
Job No.:
Date: 07.08.22
Scale: As Noted
Drawn By: C.L.Landmesser
Checked:
Drawing No.: A201
4 of 4



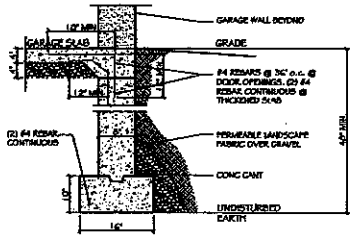
1 Typical Foundation Wall
A100 Scale: 3/4"=1'-0"



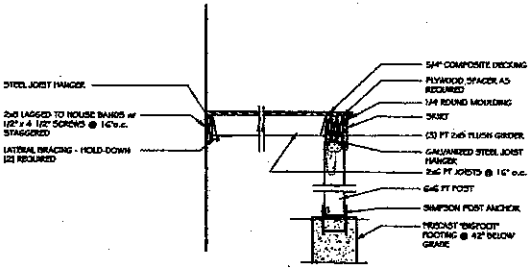
2 Typical Lally Column Detail
A100 Scale: 3/4"=1'-0"



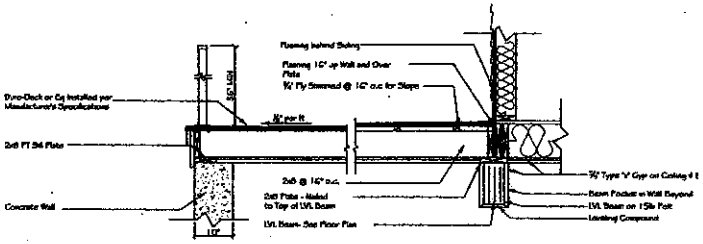
3 Lally Column Detail Under Dropped Beam
A100 Scale: 3/4"=1'-0"



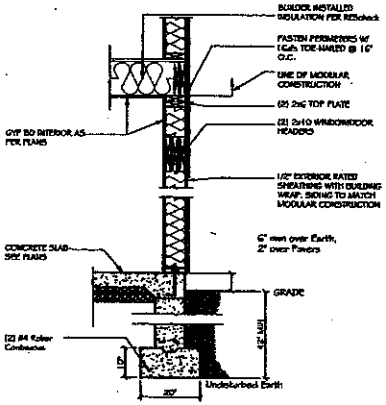
4 Garage Haunch Detail
A100 Scale: 3/4"=1'-0"



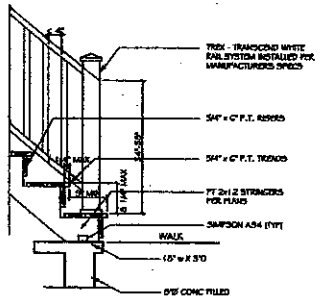
5 Front Door Deck Detail
A100 Scale: 3/4"=1'-0"



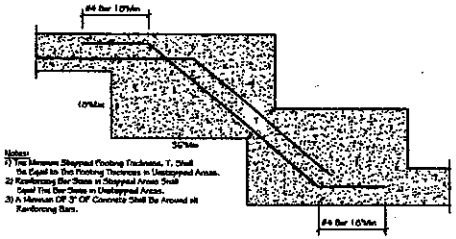
6 Deck Composite Detail
A100



7 Typical Rear Walk-out Foundation Wall
A100 Scale: 3/4"=1'-0"



8 Landing @ Deck Stairs
A100 Scale: 3/4" = 1'-0"



Notes:
1) The Minimum Stepped Footing Thickness, T, Shall Be Equal to the Footing Thickness in Unstepped Areas.
2) Reinforcing Bar Sizes in Stepped Areas Shall Equal The Bar Sizes in Unstepped Areas.
3) A Minimum Of 3" Of Concrete Shall Be Around all Reinforcing Bars.

9 Typical Step Footing Detail
A100 Not to Scale

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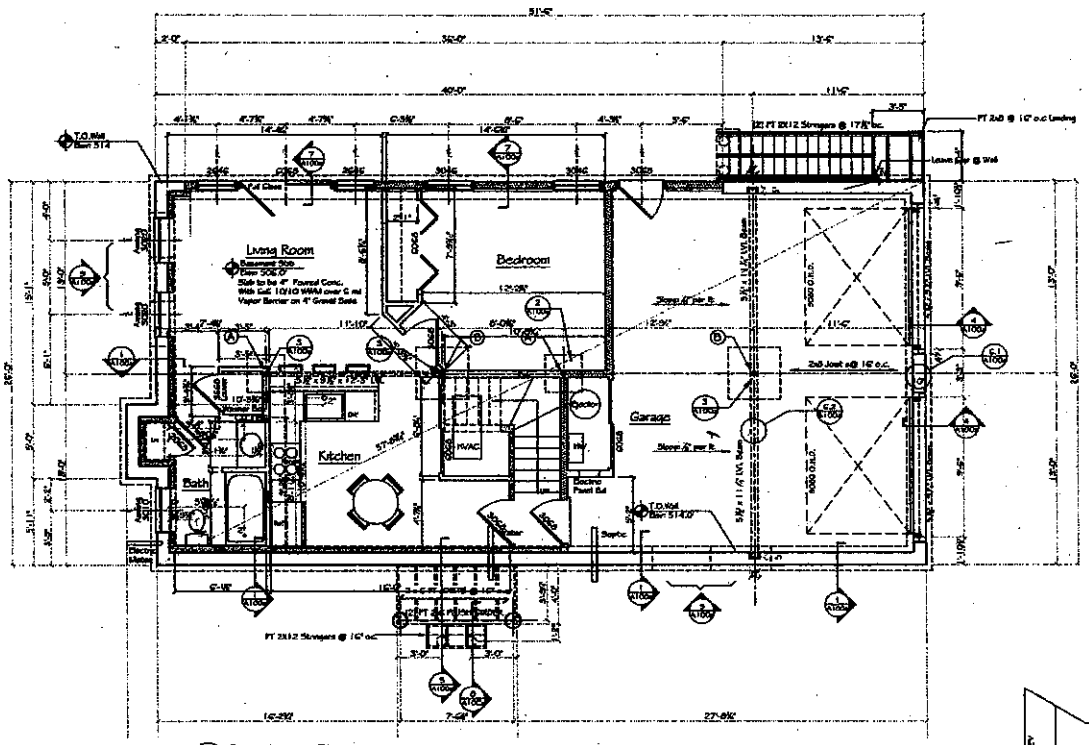
STATE OF CONNECTICUT
PAUL R. WALTER
No. 3512
REGISTERED ARCHITECT
Seal 3/23/23

Rev	Description	Date	By
1	Revised Plans	3.23.23	PW

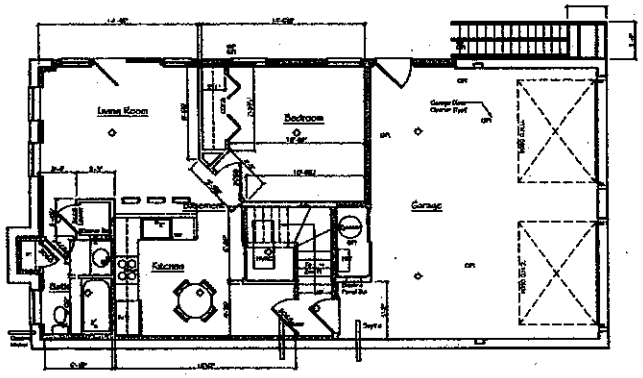
Project: New Single Family Residence @ 23 Crestway New Fairfield, CT 06812

Drawing Description: Foundation Plan & Details

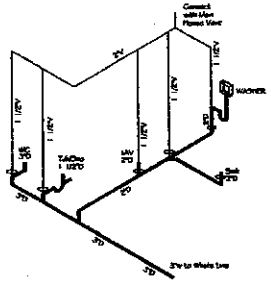
Job No.:
Date: 01.09.23
Drawn: Rs Moss
Checked: CT Jennings
Drawing No.: A100a
Sheet: 2 of 4



1 A100 Foundation Plan
Scale: 1/4"=1'-0"



2 A100 Foundation Electrical Plan
Scale: 3/16"=1'-0"



All Fixtures - Future
3 A100 Basement D.W.V. Isometric
Scale: None

DESIGN NOTES
First Floor 40lb Live Load + 10lb Dead Load
Roof 30lb Snow Load + 10lb Dead Load
Design Wind Speed 120mph (Vult), Exposure B

Soil Bearing Capacity: 2500 psf

Interior Framing lumber shall be SPF#2 or better
Deck Framing lumber shall be PT Southern Pine or Better

Structural steel shall comply with ASTM specifications A-36.

Fireplaces, Boilers, Furnaces & Flues are to be U.L. approved and installed per manufacturers specifications. Contractors shall submit specifications to local building department for approval. All materials, supplies and equipment, ventilation and combustion air are to be installed per manufacturers specifications and per local codes and regulations.

GENERAL NOTES

All work will be performed in accordance with the Residential Code of the State of Connecticut, as well as Municipal, local regulations and all Codes having jurisdiction.

All electrical work will conform with the requirements of the Applicable Electric Codes having jurisdiction

Mudsill Anchors @ 6'-0" o.c max. & 6" - 12" from End of Sill Plates

Plumbing, Electrical & HVAC work will be installed by licensed contractors under permits from local building officials as required. All inspections and approvals shall be obtained by the respective trades and turned over to the owner before final payment. All electrical, plumbing & mechanical work shall conform to code & trade standards.

The contractor shall be solely responsible for construction safety, safety of the site, care of adjacent properties, and compliance with all government & OSHA regulations regarding safety.

Contractor shall verify all conditions & dimensions at the site to insure that the work as shown can be installed completely. If discrepancies or other conditions is discovered while performing the work, or while laying out the work, the contractor shall notify the owner of the same before proceeding with the affected work.

Contractor will be licensed as required by the municipality & will maintain insurance required by state & local laws, including builders "all risk" insurance, for the duration of the project. The contractor will furnish the owner with the certificates of the insurance at the time of contract signing. All trade subcontractors shall also maintain these insurance, and furnish certificates if insurance.

The contractor shall maintain the site clear of debris and trash, and shall remove any remaining debris prior to substantial completion & final payment.

All work shall be guaranteed for at one year from acceptance and use. All equipment, assemblies and/or material warranties shall be provided by the contractor at the time of substantial completion. All work shall be installed to manufacturer's specifications so as to qualify for all warranties.

Drawing list:

1	A100	Foundation Plan
2	A100a	Foundation Details
3	A200	Front & Right Elevations
4	A201	Rear & Left Elevations
4	Total Drawings	

The architect has not been engaged to supervise or inspect the work and is not responsible for the materials or methods of the contractor. These plans are to be used specifically for the construction of a Single Family Residence at the indicated address and may not be altered without the written permission of the architect. Any unauthorized use or alteration of these plans is a violation of Connecticut State Education Law.

Lally Column and Footing Table

Column	Size	Wall Thickness	Top Plate	Bottom Plate	Footing Size	Rev'd Rebar - Min 3" Cover @ Bottom
A	3 1/2"D	Conc Filled	4"x6"x1/4"	4"x4"x1/4"	2'-6" x 2'-6" x 12"Min	(4) #4 - 6"o.c. - Each Way
B	3 1/2"D	Conc Filled	4"x6"x1/4"	4"x4"x1/4"	3'-0" x 3'-0" x 12"Min	(4) #4 - 6"o.c. - Each Way (6) #4 - 6"o.c. - Short Way

Paul Raymond Walter
Architect, P.L.L.C. Licensed: AZ,CT & NY
10095 East Pima Tree Drive Corvallis AZ 85325
Ph: 928.274.7074 Email: info@paulwalter.com
Ph: 845.818.0187 www.paulwalter.com

Rev | Description | Date | By
1 | Permit Set | 01.05.23 | PW

Project: New Single Family Residence @ 23 Crestway New Fairfield, CT 06812

Drawing Description: Foundation Plan & Details

Job No.:
Date: 01.05.23
Scale: As Noted
Drawn By: PJ Walter
Checked:
Drawing No.: A100
1 of 4