

APPLICATION OR APEAL#: 25-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joseph A. Maturro
Mailing Address: 5 Pondfield Rd New Fairfield, CT 06812
Phone#: 203 948-3418 cell
Email: Joe.Maturro@gmail.com

2) Premises located at: 5 Pondfield Rd N.F on the (N S E W) side of the street
at approx. 300' feet (N S E W) from Old Farm (nearest intersecting road).

3) Property Owner Name: Joseph Maturro
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 23 Block No.: 5 Lot No.: 7

5) Zone in which property is located: R-44 Area of Lot: 0.446 Ac

6) Dimensions of Lot: Frontage: 110.0' Average Depth: 175.73'

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: NR

10) Proposal for which variance is requested: 6'x4' Porch over existing 6'x4' stoop with 12-16" overhang toward the street

Hardship: Pre Existing Non Conforming Narrow shallow lot with slight upward slope towards upwardly western portion of lot

11) Date of Zoning Commission Denial: June 27, 2013

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

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

Setbacks Requested: Front to: 40' to 25'-5" Rear to: N/A
Side to: N/A Side to: N/A

13) Use to be made of property if variance is granted: MAIN FRONT ENTRANCE of House

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: Joseph Maturro DATE: 6-18-23

ZONING BOARD OF APPEALS

JUL 20 2023

PROPOSAL

#6

received
6-20-23

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: June 27, 2023

PROPERTY OWNER: Joseph A. Matturro

PROPERTY ADDRESS: 5 Pondfield Road

APPLICANT/AGENT: Joseph A. Matturro

MAILING ADDRESS: 5 Pondfield Road

ZONING DISTRICT: R-44 MAP: 23 BLOCK: 5 LOT: 7

Please be advised that the applicant has requested (See Noncompliance)

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 and Frontage (A+B)

3.2.6-Minimum Building and 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)

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

JOSEPH A. MATTURRO JR
DBA MATTURRO CARPENTRY
5 Pondfield Rd
New Fairfield, CT 06812-2652
203-746-6340

5117
51-7224/2211

June 17 2023

PAY
TO THE
ORDER OF


Town of New Fairfield

\$ 230.00

Two hundred thirty 00/100

DOLLARS

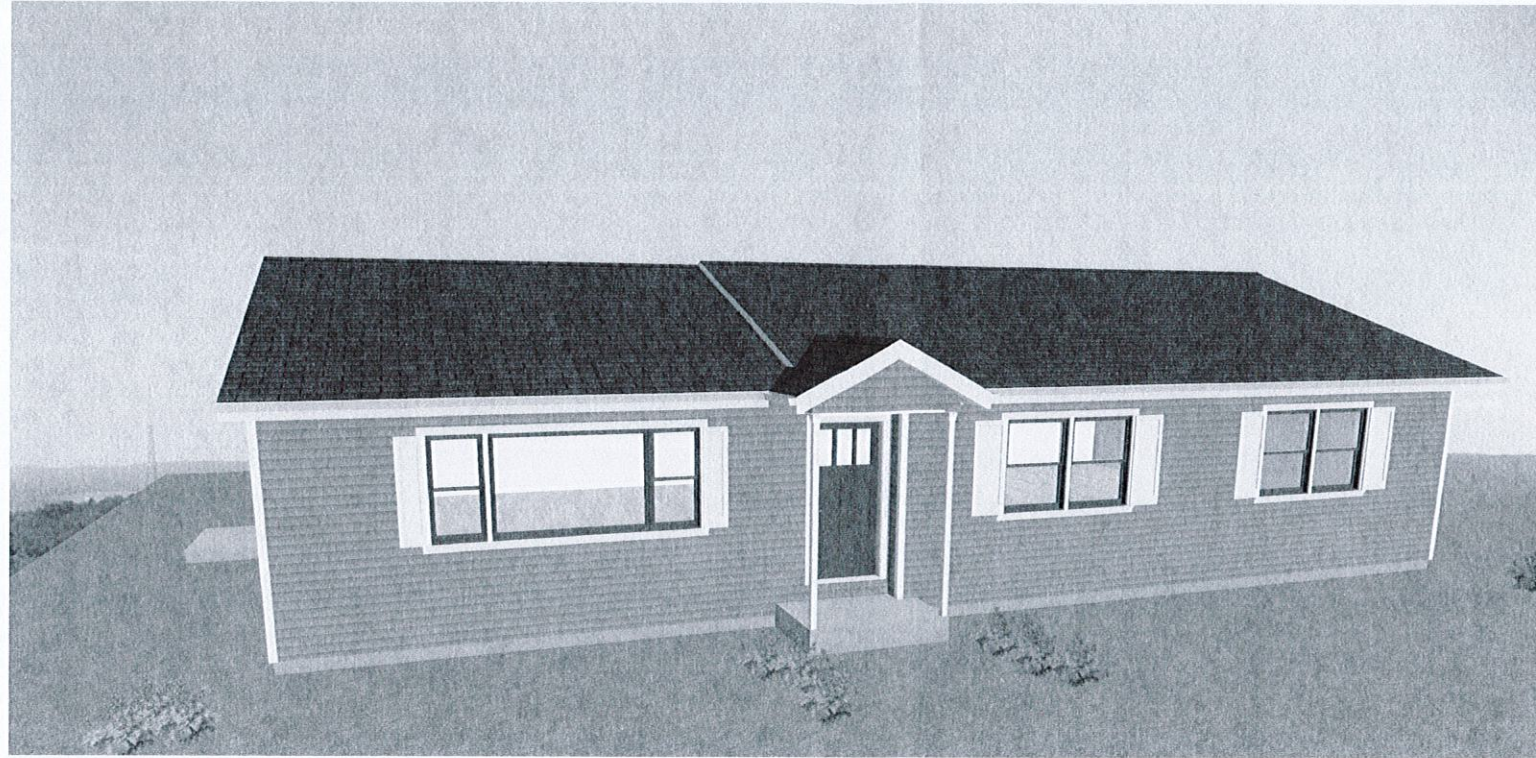
UNION SAVINGS BANK

 Security features are indicated. Details on back.

FOR Zoning

Joseph A. Maturro Jr

⑆ 221172241⑆ 693 000 934⑆ 5117



The Maturro Residence Proposed Portico



Existing Overhang at Front Door



Existing Front Elevation

REVISION TABLE	
NUMBER	DESCRIPTION

KEANEY & CO LLC
 1 Candlewood Heights, New Milford, CT
 203-440-6552 - skdesigner@skcglobal.net

Addition to:
 THE MATTURRO RESIDENCE
 5 Pondfield Road, New Fairfield, Connecticut

DATE:

6/7/23

SCALE:

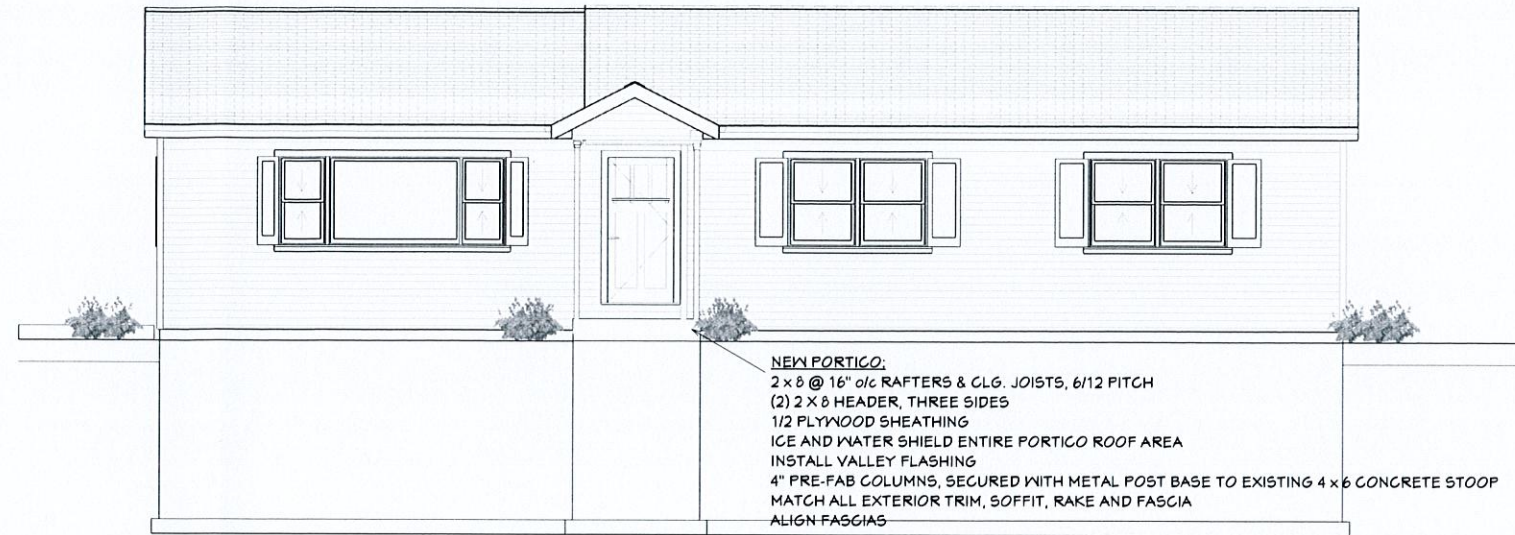
1/4" = 1'-0"

SHEET:

A1



Elevation 2



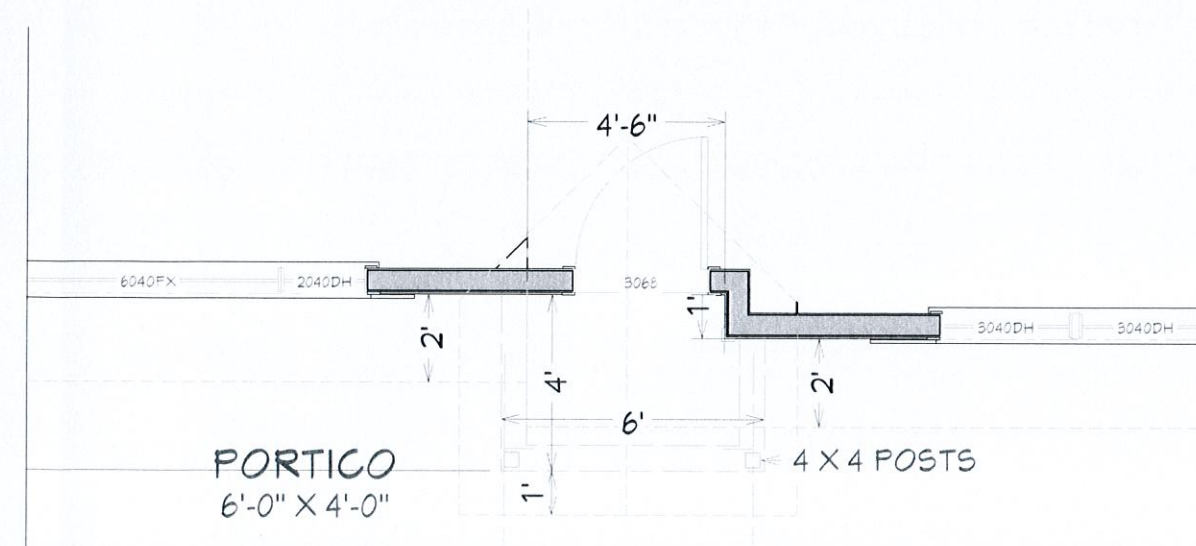
NEW PORTICO:
 2 x 8 @ 16" o/c RAFTERS & CLG. JOISTS, 6/12 PITCH
 (2) 2 X 8 HEADER, THREE SIDES
 1/2 PLYWOOD SHEATHING
 ICE AND WATER SHIELD ENTIRE PORTICO ROOF AREA
 INSTALL VALLEY FLASHING
 4" PRE-FAB COLUMNS, SECURED WITH METAL POST BASE TO EXISTING 4 x 6 CONCRETE STOOP
 MATCH ALL EXTERIOR TRIM, SOFFIT, RAKE AND FASCIA
 ALIGN FASCIAS

Elevation 1

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).



1st Floor

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

KEANEY & CO LLC
 7 Candlewood Heights, New Milford, CT
 203-440-6532 - skdesigner@scglobal.net

Addition to:
 THE MATTURRO RESIDENCE
 5 Pondfield Road, New Fairfield, Connecticut

NEW PORTICO
 ELEVATIONS, NOTES & FLOOR PLAN

DATE:

6/7/23

SCALE:

1/4" = 1'-0"

SHEET:

A2

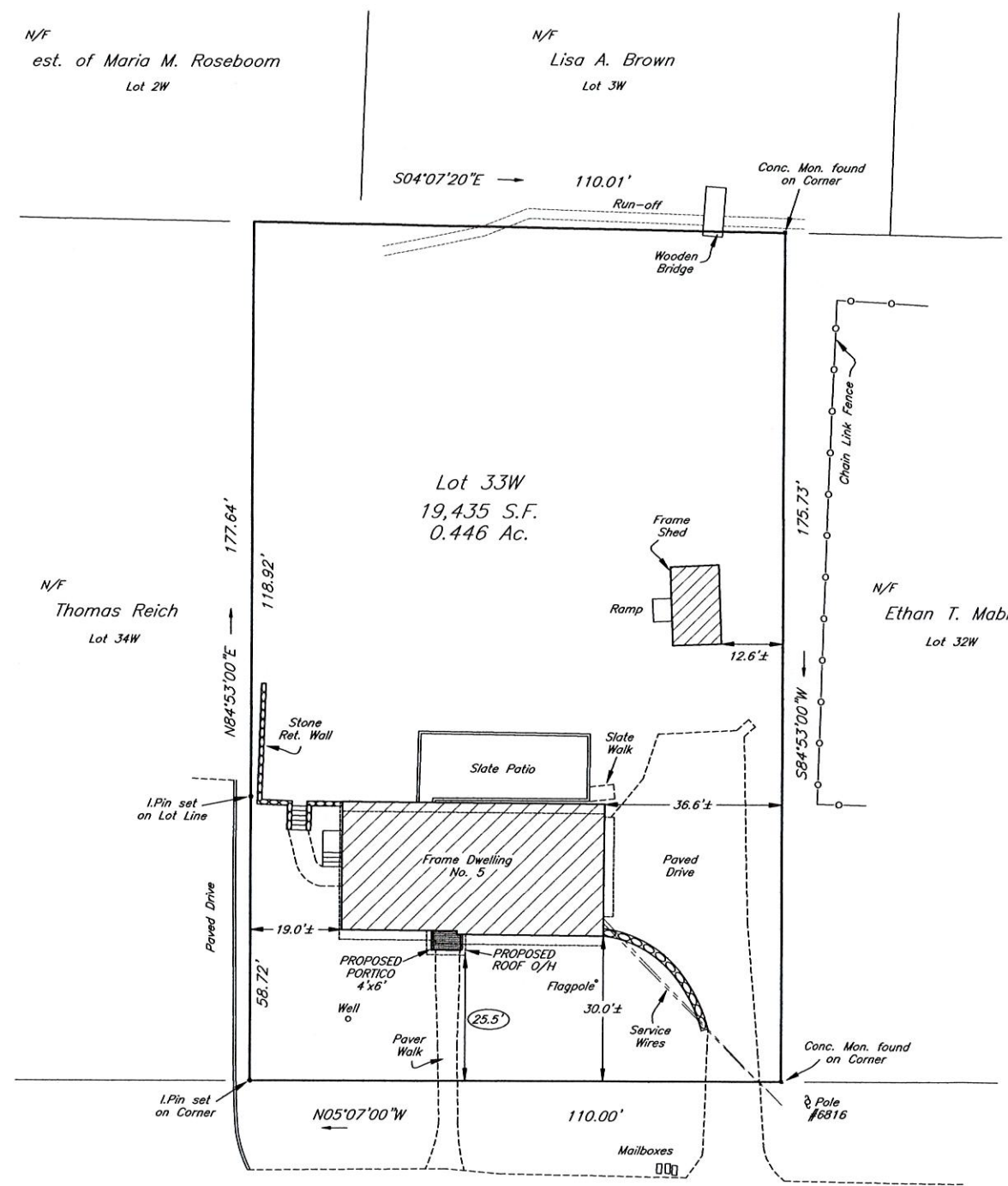
N/F
est. of Maria M. Roseboom
Lot 2W

N/F
Lisa A. Brown
Lot 3W

N/F
Thomas Reich
Lot 34W

N/F
Ethan T. Mable
Lot 32W

Lot 33W
19,435 S.F.
0.446 Ac.



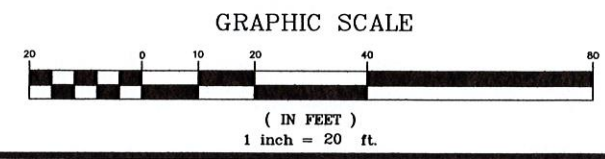
Pondfield Road

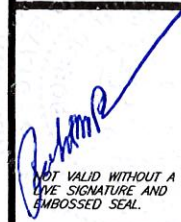
Important Note:
Additional underground utilities may exist
Prior to any excavation or construction,
contact: "CALL BEFORE YOU DIG" 1-800-922-4455 or 811



Notes:

1. This map represents a Zoning Location Survey based on a Dependent Resurvey and was prepared in accordance with Class A-2 Standards.
2. Refer to Vol. 368 Pg. 435 - New Fairfield Land Records.
3. Refer to Map No.'s 905, 907, 912 & 963 - N.F.L.R.
4. Monuments found or set are depicted hereon.
5. Existing Building Area: 8.38%
Max. Allowed: 20%
Existing Impervious Surfaces Area: 19.73%
Proposed Impervious Surfaces Area: 19.73%
Max. Allowed: 25%
6. Variance Required re: Sect. 3.0.2.A Front Yard Setback
Required: 40'
Proposed: 25.5'
7. Lot predates existing zone.
8. The title research, field notes, computations and original drawings prepared during the course of the survey remain the property of New England Land Surveying P.C., Danbury, CT. No portion thereof may be utilized by any person, firm or corporation except with specific written permission of New England Land Surveying, P.C.
9. Proposed portico depicted hereon was taken from plans prepared by Keaney & Co LLC dated 6/7/23.



Zoning Location Survey Map Showing Lot 33W Section A ~ Charcoal Ridge West 5 Pondfield Road New Fairfield, Connecticut Prepared For Joseph A. Maturro, Jr. & Robin L. Maturro		Scale: 1"=20'
		Area: 0.446 Ac.
		Zone: R-44
		Date: Jun. 6, 2023
		Revisions
I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 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.		Job No.1342 1342sv2
NEW ENGLAND LAND SURVEYING, P.C. ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT  ROBERT M. BENNISON, L.S. # 12964		