

ZONING COMMISSION
Town of New Fairfield
203-312-5646 Fax 203-312-3508

Perk # 463

SPECIAL PERMIT APPLICATION

Application Number SP-23-014

Map: 31 Block: 4 Lot: 19

Please type or print:

Date: 6/30/23

Applicant: Robert Verdus

Mailing Address: 35 Richmond Dr. Darien Ct. 06820

Project Address: 9 Platt St.

Phone No: 203-246-6461

Owner (s) of Record: Barbara Schaefer

Address: 9 Platt St. New Fairfield Ct.

Phone No: 908-451-2872

Application is hereby made for Special Permit per section 8.2 pursuant to the following section (s) of the Zoning Regulations:

Section 15.9 - Corner Lots - New (C) -> Rebuild
request of 1st 2 Frontages for a Corner lot by 7/6 Approval High Speed Road Approval

For the following purpose: Due to the corner lot setbacks regulation as well as the overly shallow lot; building envelope for this lot becomes extremely limited and small in size.

In compliance with the requirements of the Zoning Regulations, I am hereby submitting the fee, plans, documents and additional information as required.

Fee of \$460.00* as specified in Section 10.1.2C (\$200.00 application, \$60.00 State Surcharge and \$200.00 Two Legal Notice for Public Hearing and Results of Application Advertised in News Paper).

Letter of authorization from property owner stating an agent may apply for permit. Signature on letter must be original not copied, facsimile or e-mail.



() Ten (10) copies of site plans including a **A-2 SURVEY by a CT Land surveyor with existing and proposed percentage of impervious surfaces** together with existing proposed site improvements including building, parking, landscaping access & egress and **proposed signage**. A-2 survey shall be drawn at a scale of at least 1" = 50', and shall be on sheets either 36" x 24", 18" x 12" or 18" x 24" (Check regulations for further details).

() Ten (10) copies of a narrative report prepared by a Connecticut licensed engineer as required in Section 6.7 – Storm Water Management Plan.

() Report from Health Department on adequacy of sewage disposal system and water supply. **Applicant to write letter requesting such report. Complete description of project to be included.**

() Proposed use(s) - written statement describing in detail proposed use(s).

() Traffic Study – Ten (10) copies if development anticipates the generation of more than one hundred (100) vehicular trips per day.

() Report (s) from other Town Agencies (if required) as follows:

- | | |
|--|-------------------------------------|
| () Fire Marshal | () Town Engineer |
| () Inland Wetland Commission | () CT Department of Transportation |
| () Zoning Enforcement Officer | () Water Supply Committee |
| () Other Agency (please specify) _____ | |
| () Copy of additional information as follows: _____ | |

Applicant to write letter requesting such report. Complete description of project to be included.

() Attach a list with the names and addresses of all adjacent property owners including those across any adjacent roadways. Submit proof that all such neighbors have been notified of this proposed activity. These letters shall be sent **CERTIFIED MAIL with RETURN RECEIPT**. Both certified mail receipt and return receipt shall be submitted to the Commission either before or at the time of Public Hearing.

Barbara J. Schaefer 6/30/23 [Signature] 6/30/23
Signature of owner (date) Signature of Applicant (date)

***Fee does not include Zoning Permit Fee (issued by Zoning Enforcement Officer, if required.**
.....

For Office Use Only

This Application Complies Does Not Comply with the requirements of the zoning regulations.

Application Complete: Yes No

The application fails to comply as follows: _____

Comments: _____

Review by Zoning Enforcement Officer _____ Date _____

Date of Receipt by Zoning Commission: _____

Date of Scheduled Public Hearing: _____

Date of Commission Action: _____ Legal Notice Published _____

Application Approved Application Denied

Application Approved & Modified

Conditions: _____

Town of New Fairfield

4 Brush Hill Road

New Fairfield, CT 06812

May 18, 2023

To whom it may concern:

Please accept this letter as the required notification that the following individuals are authorized to represent me in all matters before the Town of New Fairfield relating to the proposed renovation of and additions to my property at 9 Pettit Street:

Contractor: Robert Kordas - RAK Construction

Architect: Glenn Smith, PE - Residential Engineering

Site Engineer: Steven Sullivan, PE – CCA Engineering

Sincerely,

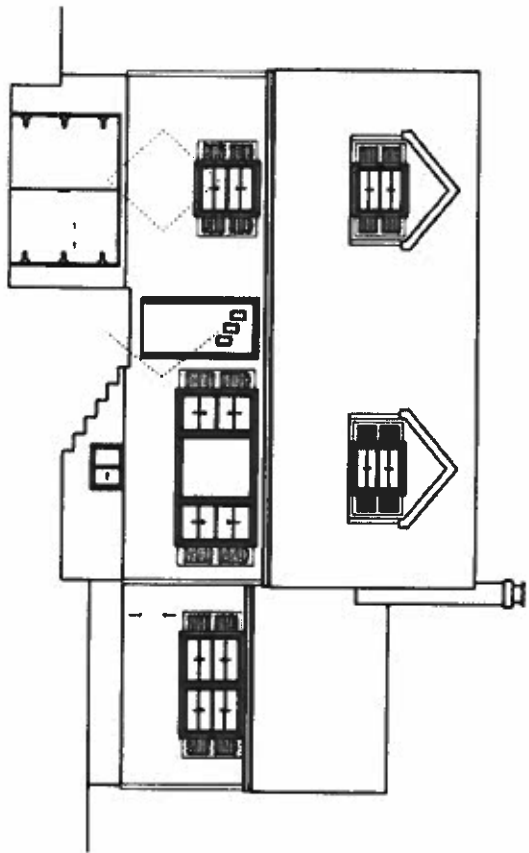


Barbara Schaefer

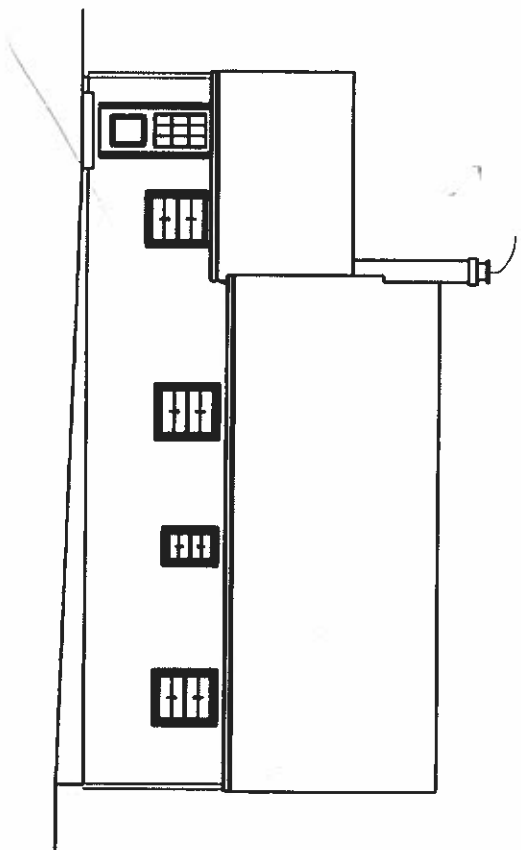
Owner

9 Pettit Street

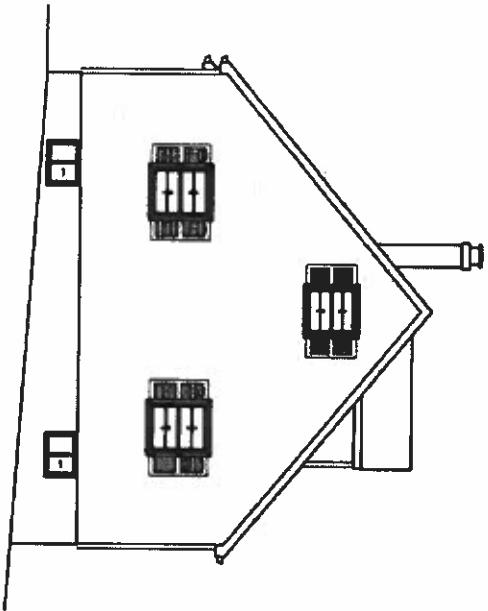
New Fairfield, CT 06812



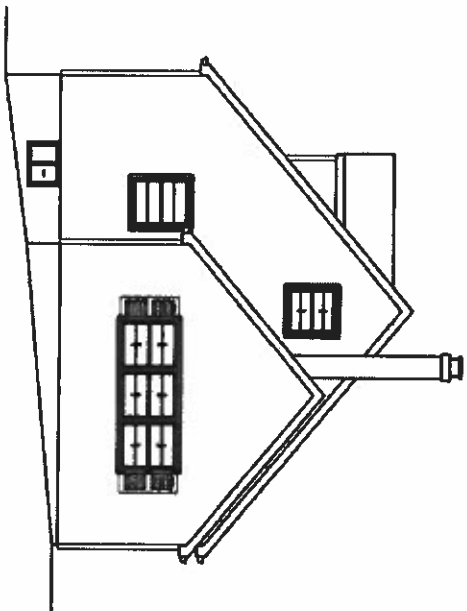
Front Elevation



Side Elevation



Rear Elevation



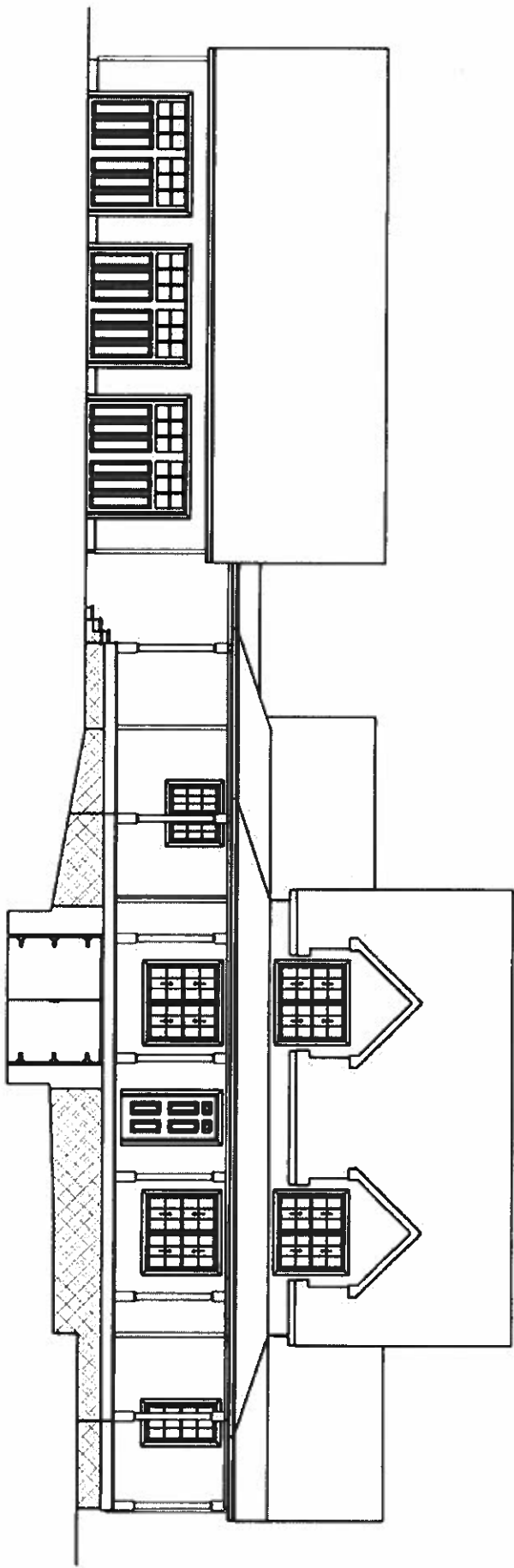
Left Side Elevation

Name: Single Family Residence Renovation for
 Schaefer Residence
 9 Pettit Street, New Fairfield, CT

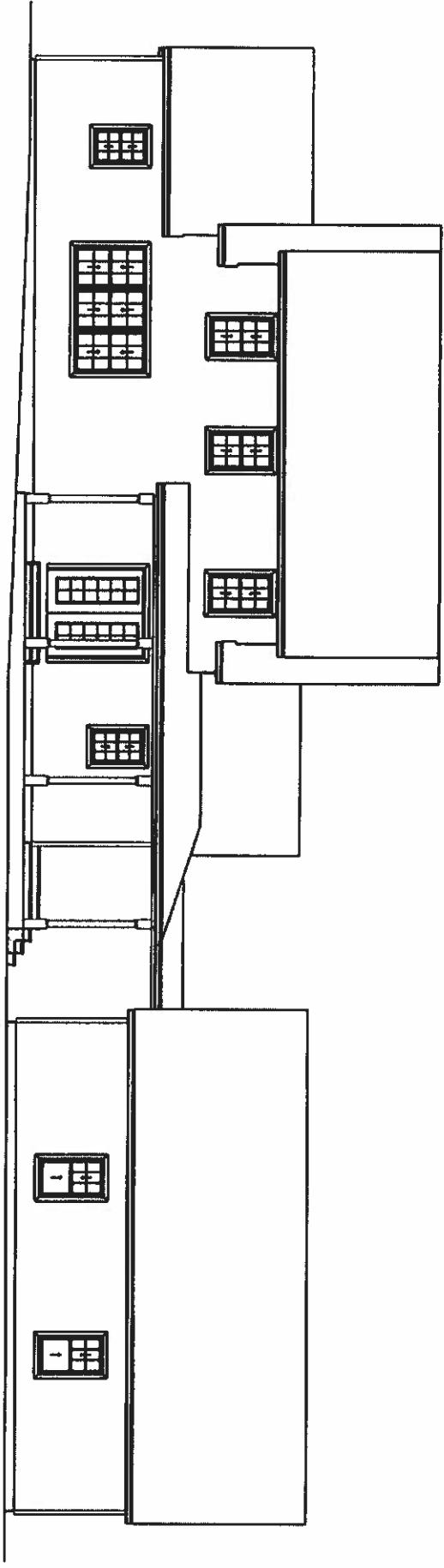
Scale: As Shown
 Drawing
 Number: EX-200

RESIDENTIAL
 ARCHITECTURE + DESIGN
 www.residentialarchitecture.com

04.13.2014
 09.03.2014
 04.13.2014



East Elevation with Screen



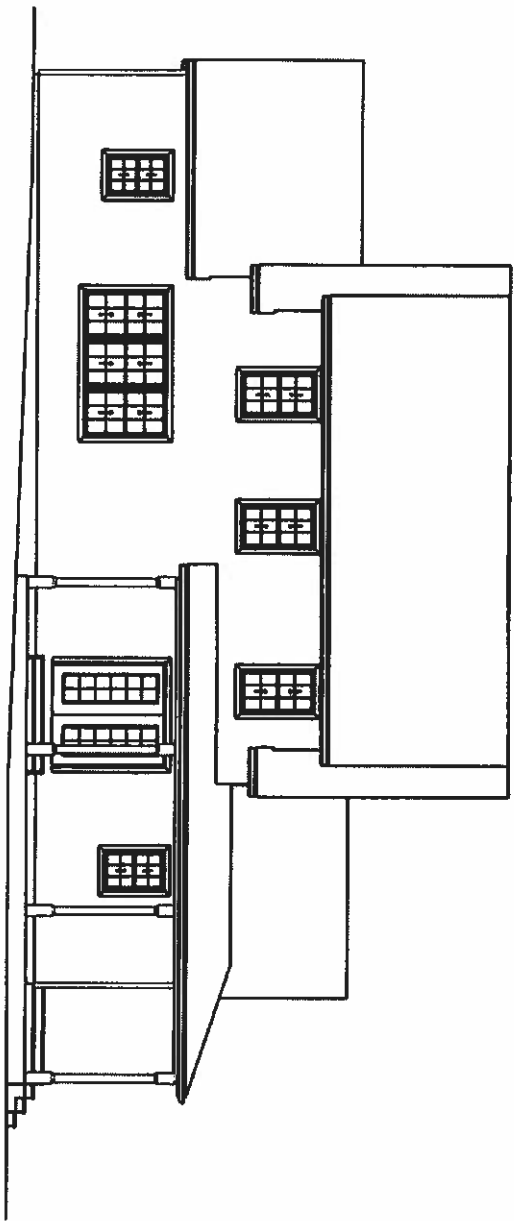
West Elevation with Screen

Date: _____
 Design: Douglas Family Residence Renovation for:
Schafer Residence
 5 Pratt Street, New Britain, CT

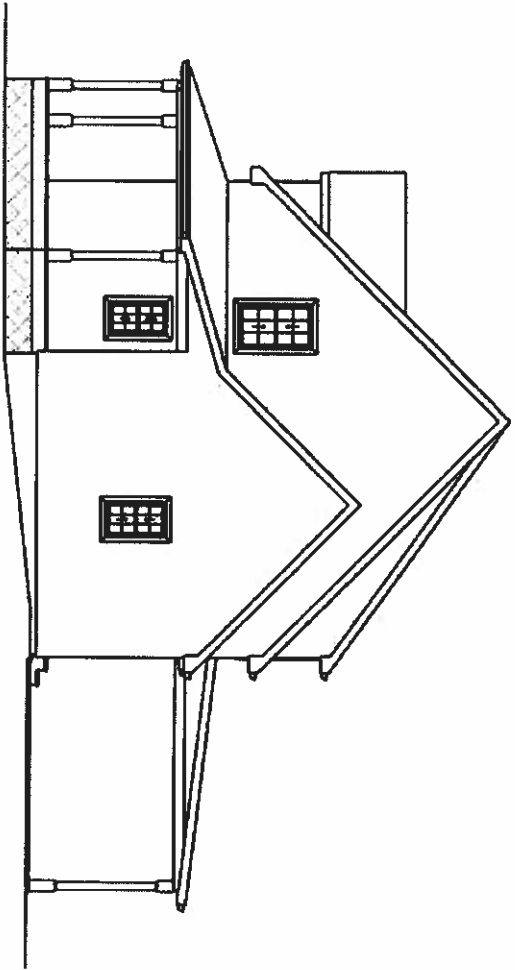
Scale: _____
 Revision: _____
 Date: _____
A.102

RESIDENTIAL
 ENGINEERING • DESIGN
 www.residentialengineering.com

01000 3000 4000
 5000 6000 7000
 8000 9000 10000
 11000 12000 13000
 14000 15000 16000
 17000 18000 19000
 20000 21000 22000
 23000 24000 25000
 26000 27000 28000
 29000 30000 31000
 32000 33000 34000
 35000 36000 37000
 38000 39000 40000
 41000 42000 43000
 44000 45000 46000
 47000 48000 49000
 50000 51000 52000
 53000 54000 55000
 56000 57000 58000
 59000 60000 61000
 62000 63000 64000
 65000 66000 67000
 68000 69000 70000
 71000 72000 73000
 74000 75000 76000
 77000 78000 79000
 80000 81000 82000
 83000 84000 85000
 86000 87000 88000
 89000 90000 91000
 92000 93000 94000
 95000 96000 97000
 98000 99000 100000



Front Elevation



Side Elevation

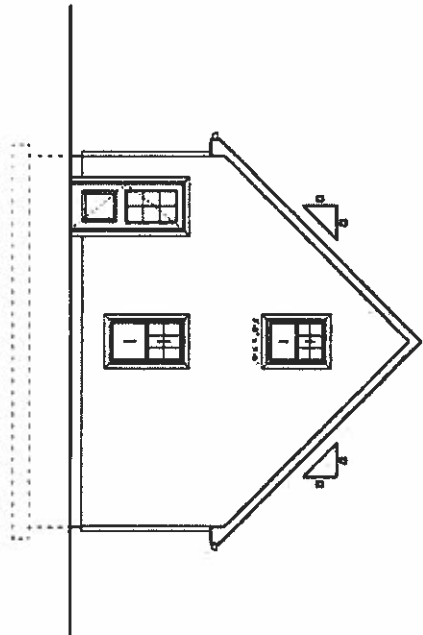
Single Family Residence Renovation for
Schafer Residence
 9 Pratt Street, New Fairfield, CT



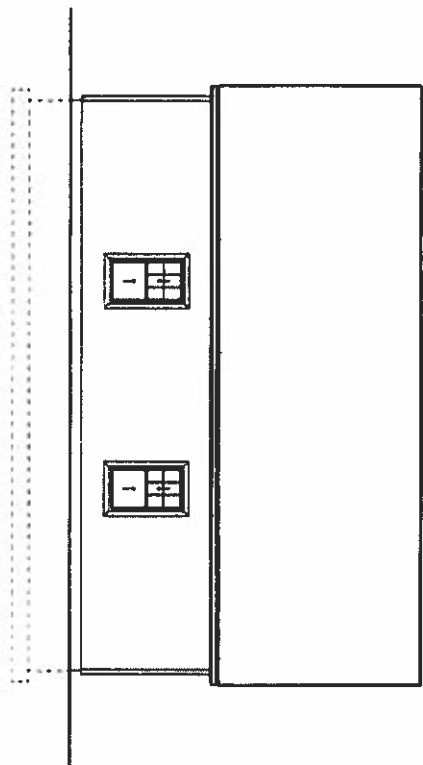
ALL RIGHTS RESERVED
 NO PART OF THIS DOCUMENT
 MAY BE REPRODUCED OR
 TRANSMITTED IN ANY FORM
 OR BY ANY MEANS
 WITHOUT THE WRITTEN
 PERMISSION OF THE
 AUTHOR

Services
 A.201

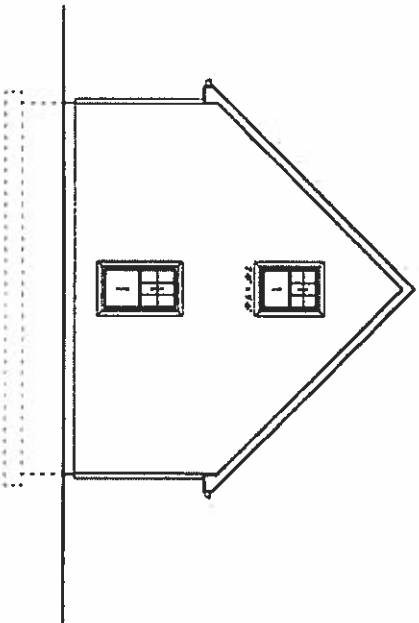
A.201



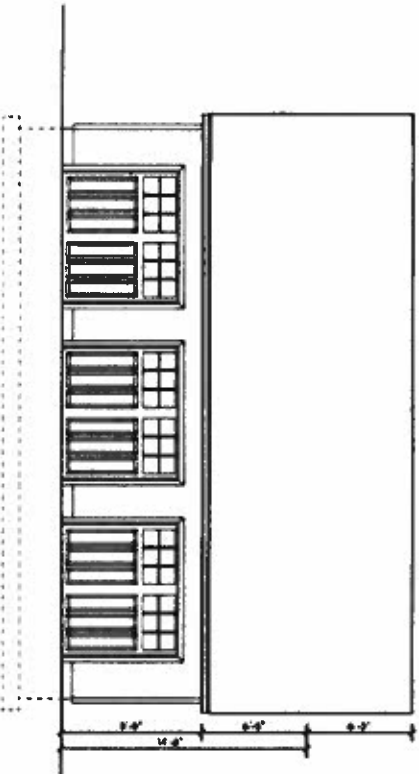
Front Elevation



Side Elevation



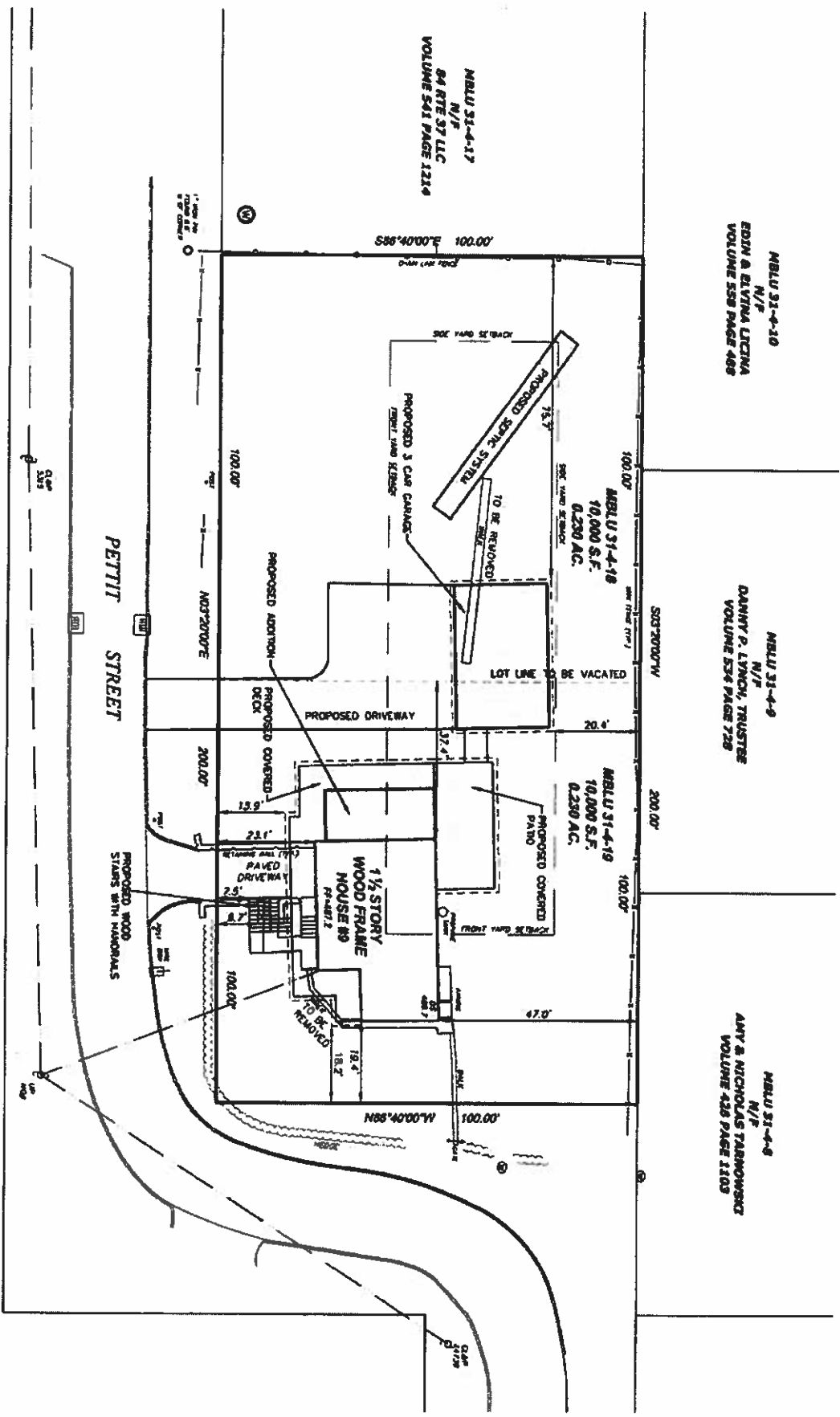
Rear Elevation



Front Elevation

DATE: Single Family Residence Renovation for:
Schaefer Residence
 9 Pettit Street, West Farmfield, CT

 © 1982-2010 www.residentialengineering.com	DRAWN BY G. J. B.
	CHECKED BY G. J. B.
DATE: 10/11/10 PROJECT: 10/11/10	SCALE: 1/8" = 1'-0"
PROJECT: 10/11/10	SHEET: G.200



ZONING REQUIREMENTS (ZONE RA1)

LOT AREA	REQUIRED	EXISTING	PROPOSED
1.00 AC (136,000 S.F.)	1.00 AC (136,000 S.F.)	0.28 AC (38,000 S.F.)	0.28 AC (38,000 S.F.)
FRONT YARD	25'	100.00'	20.00'
SIDE YARD	4'	47'	20'
REAR YARD	5'	16.87%	16.87%
BUILDING AREA	20%	16.87%	16.87%
IMPERVIOUS COVERAGE	25% MAX	24.65%	24.65%

- NOTES:**
1. THE SUBJECT PROPERTY LIES IN THE R-44 ZONE
 2. ALL MONUMENTATION FOUND OR SET DEPICTED HEREON
 3. VERTICAL DATUM IS ASSUMED
 4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN
- REFERENCES:**
1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD
 2. TOWN CLERK MAPS 238
 3. VOLUME 564 PAGE 1078 MBLU 31-4-18
 4. VOLUME 564 PAGE 1079 MBLU 31-4-18

I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS ACCURATELY CORRECT AS NOTED HEREON. IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 36-200a-1 THROUGH 36-200a-20 OF THE REGULATION OF CONNECTICUT STATE AGENCIES AND STANDARDS AND THE STATE OF CONNECTICUT AND I AM A LICENSED SURVEYOR AND MEMBER OF THE ASSOCIATION OF LAND SURVEYORS OF THE STATE OF CONNECTICUT.

THIS MAP IS A RESURVEY CONDUCTED TO THE SATISFACTION OF A HORIZONTAL CLASS AS SURVEY.

DOUGLAS E. BEGGI, L.S.
 Surveyor
 40 Old New Market Road
 Brookfield, CT 06804
 (203) 773-6207
 www.dceengineering.com

ENVIRONMENTAL CIVIL ENGINEERING & SURVEYING
CCA LLC

PROPOSED ZONING LOCATION SURVEY
 PREPARED FOR
HELEN E. KUENSTLER-MULLEN & BARBARA A. SCHAEFER, CO TRUSTEES
 MBLU 31-4-18 & 31-4-19
 LOTS 571 & 572
 BALL POND ESTATES
 SECTION NUMBER '2'
 7 & 9 PETTIT STREET
 NEW FAIRFIELD, CONNECTICUT

Date: 04/07/2023
 Scale: 1" = 20'
 Project: 23-715
 File: 5254
 Acad: 2378-A272
 Sheet: 1 OF 1

Drawn by: KBT
 Checked by: DBB

