

APPLICATION OR APEAL#: 29-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coelho JC Contracting
Mailing Address: 1 Stone Bridge Trail Sandy Hook CT
Phone#: 203 948-4748
Email: JC Contracting 1 @ Cherokee . NET

2) Premises located at: 32 over look on the (N S E W) side of the street
at approx. _____ feet (N S E W) from _____ (nearest intersecting road).

3) Property Owner Name: Mike McEvoy
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 5 Lot No.: 57

5) Zone in which property is located: _____ Area of Lot: _____

6) Dimensions of Lot: Frontage: 213' Average Depth: 90' +

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 Install a small Bumpout and New Decks Raise Roof

Hardship: PRE EXISTING NON CONFORMING VERY SKETCHY, ODDLY SHAPED LOT WITH STEEP SLOPE AND LEDGE THRU OUT

11) Date of Zoning Commission Denial: June 29, 2023

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

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

Setbacks Requested: Front to: 36.4' Rear to: 10'
Side to: _____ Side to: _____

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: Joe Coelho DATE: 6-22-23

ZONING BOARD OF APPEALS
JUL 20 2023

PROPOSAL



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: June 27, 2023
PROPERTY OWNER: Mike McEvoy
PROPERTY ADDRESS: 32 Overlook Road
APPLICANT/AGENT: Joe Coelho-JC Contracting LLC.
MAILING ADDRESS: 32 Overlook Road
ZONING DISTRICT: R-44 **MAP:** 45 **BLOCK:** 5 **LOT:** 57

Please be advised that the applicant would like to (SEE ATTACHED).

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 and Structure Setbacks (A+B+C)
- 3.2.11-Minimum Lot Dimensions
- 7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building 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

Michael P. McEvoy
32 Overlook Rd
New Fairfield, CT 06812
Direct 860-488-0438
mmcevoy@loeb.com

June 21, 2023

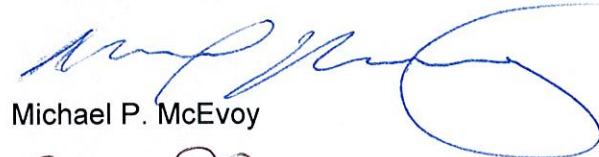
Town of New Fairfield Zoning Department
4 Brush Hill Rd
New Fairfield, CT 06812

Re: Authorization for Variance Application

To: Members of the Town of New Fairfield Zoning Commission

Please accept this letter as authorization from the owners of 32 Overlook Rd., Michael McEvoy and Roma Pielarska, allowing Joseph Coelho of JC Contracting to submit a site plan application and any related variance applications and related paperwork or documentation on our behalf.

Sincerely,



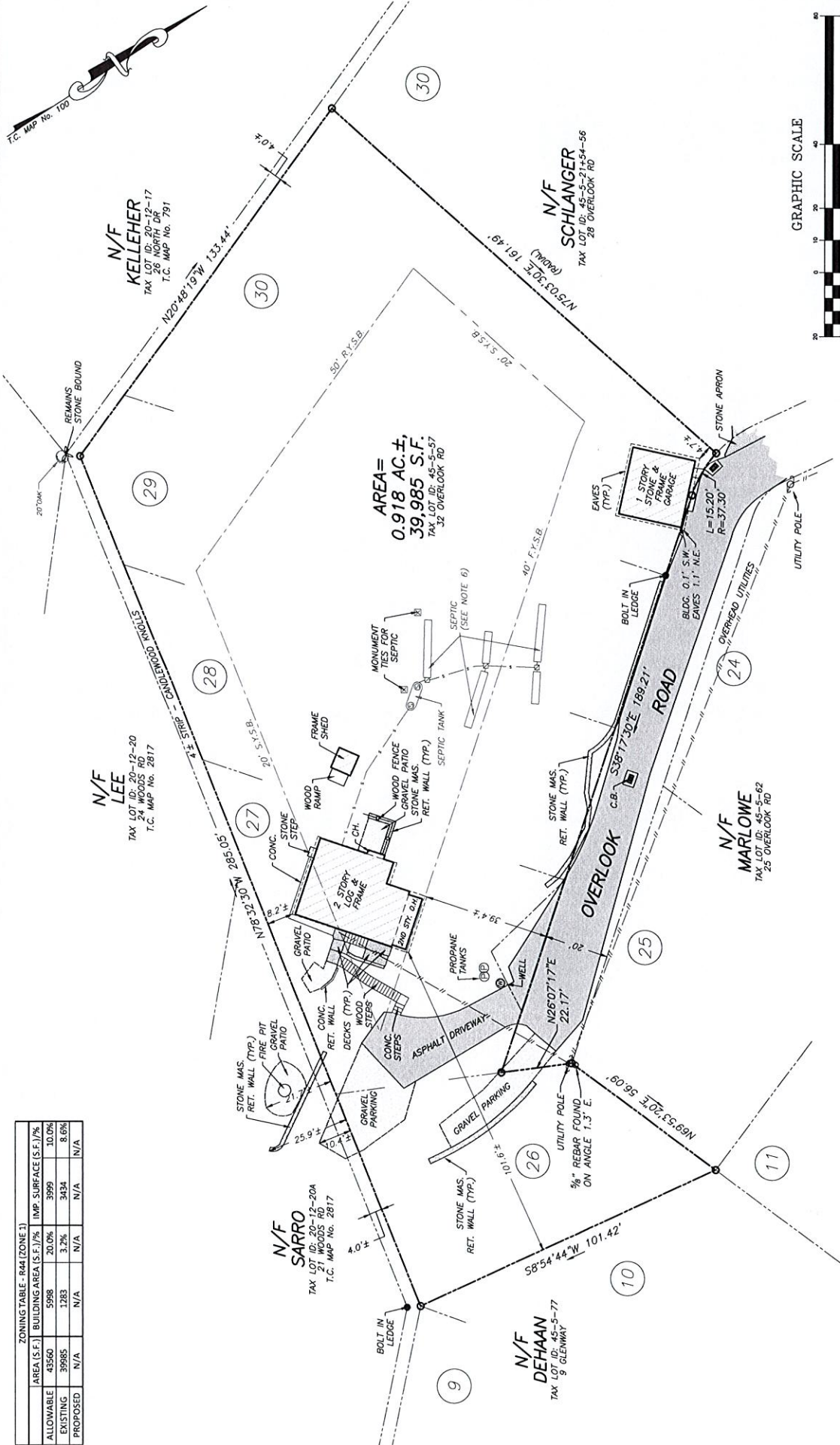
Michael P. McEvoy



Roma Z. Pielarska

ZONING TABLE - R44 (ZONE 1)

AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%			
ALLOWABLE	49560	5998	20.0%	3999	10.0%
EXISTING	39985	1283	3.2%	3434	8.6%
PROPOSED	N/A	N/A	N/A	N/A	N/A



CERTIFICATION

THIS MAP WAS 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. THIS MAP WAS PREPARED AS A LIMITED 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 SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS 2 SURVEYS.

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

EVAN J. FOGLE, P.L.L.C.
 GEODESIC LAND SURVEYING, P.L.L.C.
 100 W. MAIN ST., SUITE 100
 FAIRFIELD, CT 06424
 TEL: 203.255.1111
 WWW.GEODESICLANDSURVEYING.COM

CT. LICENSE NO. 70432
 SURVEYOR'S SEAL

PLOT PLAN / PROPERTY SURVEY

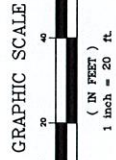
PREPARED FOR
MICHAEL MCEVOY & ROMA PIELARSKA
 BEING
 LOT NOS. 26 THRU 30
 ALSO KNOWN AS
 32 OVERLOOK ROAD
 SITUATE IN THE
 TOWN OF NEW FAIRFIELD
 FAIRFIELD CO., CT.
 OCTOBER 5, 2021
 SCALE: 1" = 20'
 COPYRIGHT © 2023 GEODESIC LAND SURVEYING, P.L.L.C. ALL RIGHTS RESERVED

REVISIONS / ADDITIONS

DATE	DESCRIPTION	BY
4/19/23	REV. REV. (NOT AN UPDATE)	EF

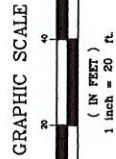
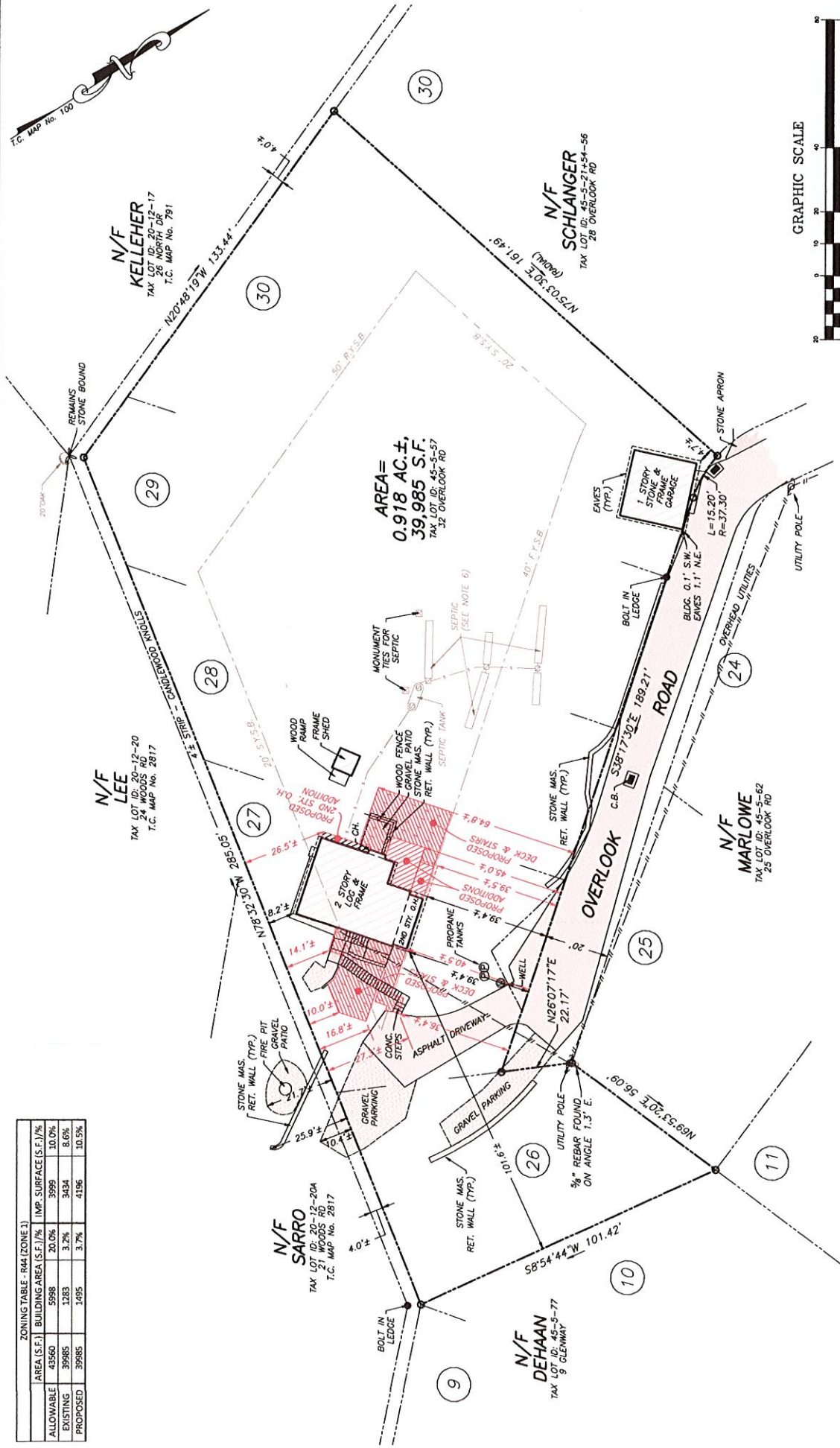
MAP NOTES

- THIS SURVEY WAS CONDUCTED ON THE GROUND ON OCTOBER 3, 2021.
- PROPERTY LOCATED IN (BALDWIN) ZONING DISTRICT.
- PROPERTY SUBJECT TO GOVERNMENTS AND RESTRICTIONS OF RECORD.
- NO CONFIGURATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON. (SEE T.C. MAP NO. 100.201.21.291.2650.2811.2817, AS WELL AS BOOK 482 PAGE 506.)
- EXISTING AREA SHOWN HEREON TAKEN FROM AS-BUILT ON FILE WITH THE TOWN OF NEW FAIRFIELD BUILDING DEPARTMENT.
- ALL MONUMENTATION SET OR FOUND ON THE SUBJECT PROPERTY IS SHOWN AS SHOWN.
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID, TRUE, CORPSES.



ZONING TABLE - R44 (ZONE 1)

AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%			
ALLOWABLE	43560	5988	20.0%	3999	10.0%
EXISTING	39985	1283	3.2%	3434	8.6%
PROPOSED	39985	1495	3.7%	4196	10.5%



MAP NOTES

1. THIS SURVEY WAS CONDUCTED ON THE GROUND ON OCTOBER 21, 2021.
2. PROPERTY LOCATED IN UNZONED 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 SHOWN HEREON.
5. REFERENCES MADE TO TOWN CLERK MAP NO. 100, 121, 281, 289, 281, 281, AS WELL AS BOOK 482, PAGE 100, 100, 100, 100.
6. SEPTIC AREA SHOWN HEREON TAKEN FROM AS-BUILT ON FILE WITH THE TOWN OF NEW FAIRFIELD BUILDING DEPARTMENT.
7. PROPERTY SHOWN HEREON.
8. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE SURVEYOR'S SEAL AND SIGNATURE, SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

REVISIONS / ADDITIONS

DATE	DESCRIPTION	BY
4/19/23	GEN REV. (NOT AN UPDATE)	EF
5/20/23	ADD PROPOSED AND UPDATE COV.	EF
6/22/23	REV PROPOSED AND UPDATE COV.	EF

PLOT PLAN / PROPERTY SURVEY
 PREPARED FOR
MICHAEL MCEVOY & ROMA PIELARSKA
 LOT NOS. 26 THRU 30
 (ALSO KNOWN AS)
32 OVERLOOK ROAD
 SITUATE IN THE
TOWN OF NEW FAIRFIELD
FAIRFIELD CO., CT.
SCALE: 1" = 20'
 OCTOBER 5, 2021
 COPYRIGHT © 2023 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

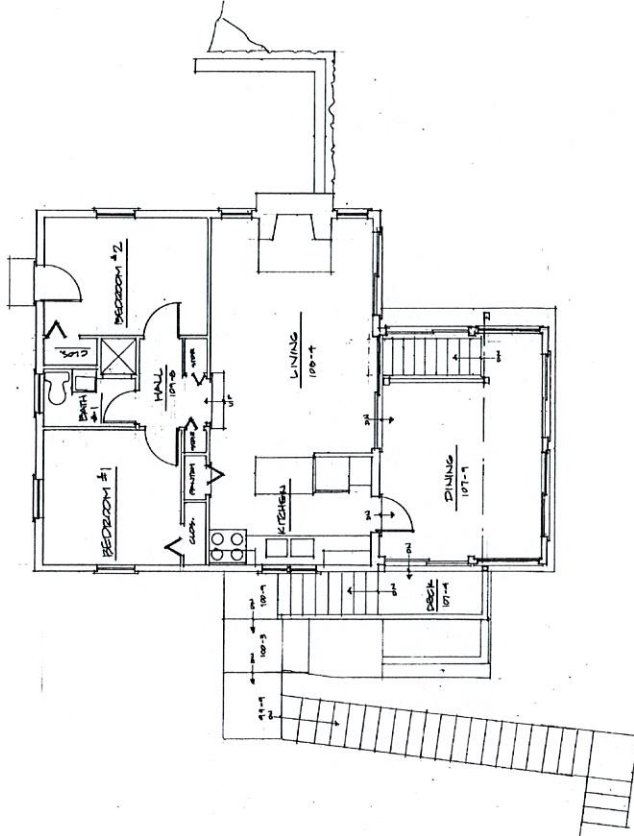
CERTIFICATION

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, 1998, AS FOLLOWS:

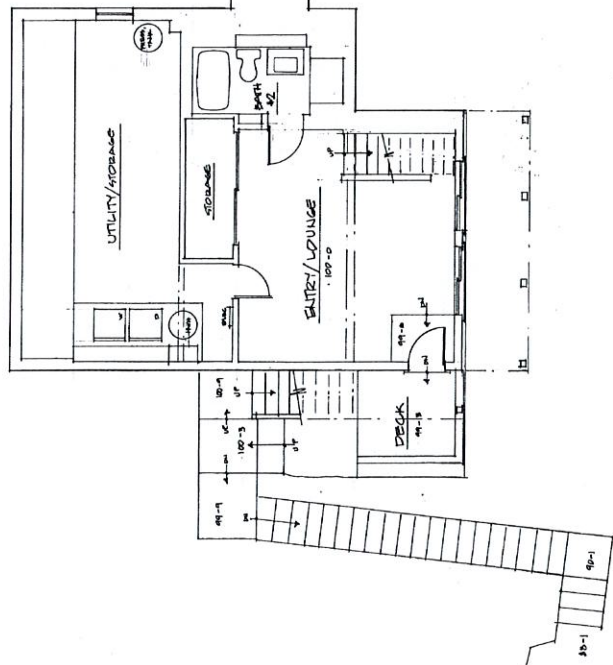
- THIS MAP WAS PREPARED AS A LIMITED BOUNDARY/PROPERTY SURVEY FOR A DEPENDANT RESURVEY.
- (REFER TO T.C. MAP NO. 100, ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

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

EMMAN J. FOLEY, P.L.S. CT. LICENSE NO. 70492
 SURVEYOR'S SEAL

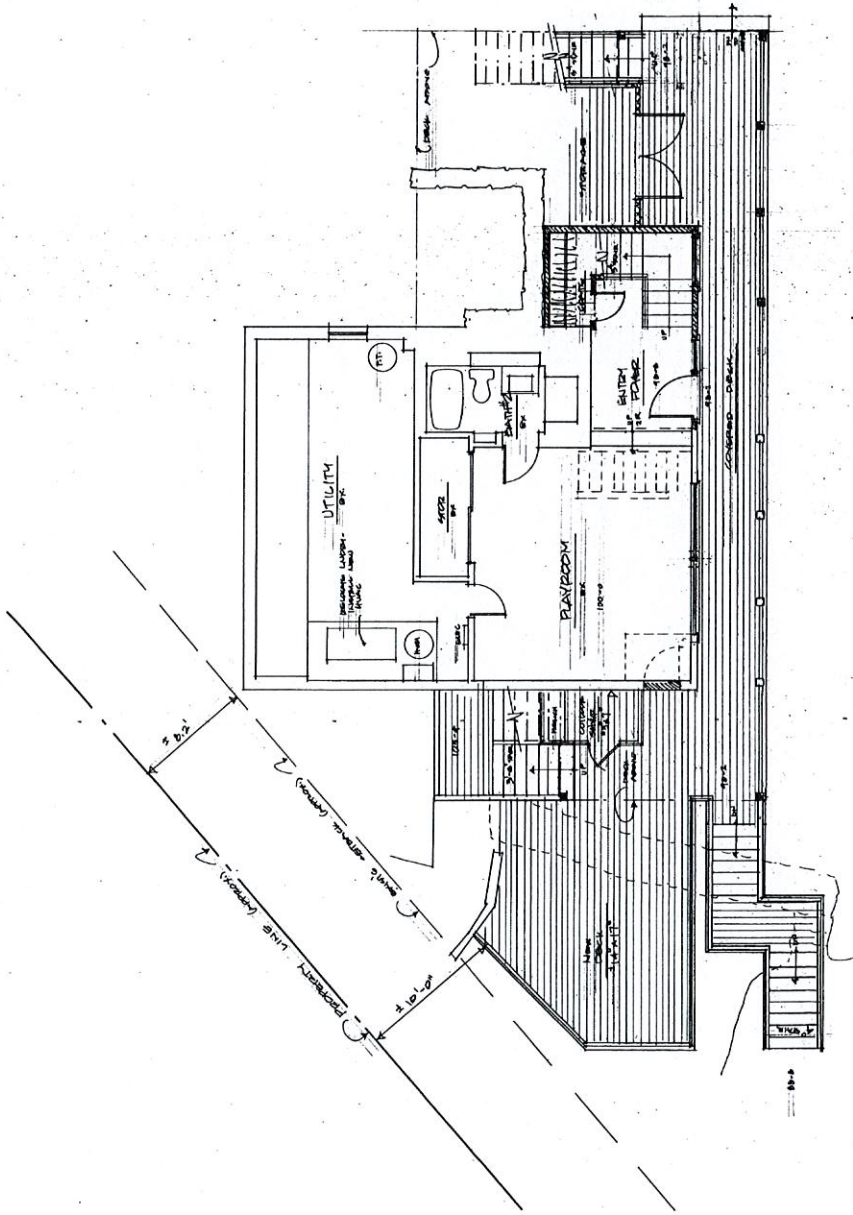


MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

DATE MARCH 29, 2012	SCALE 1/4" = 1'-0"	PROJECT NO. 2105		EXISTING CONDITIONS FLOOR PLANS	ALTERATION & ADDITION TO MCVODY/PELARSKA RESIDENCE 32 OVERLOOK ROAD NEW FAIRFIELD, CONNECTICUT	

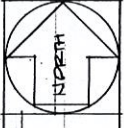


BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

PRELIMINARY 'C'
ALTERATION & ADDITION TO
MEVOLD/PIELARSKA RESIDENCE
32 ONELEWDA ROAD
NEW FAIRFIELD, CONNECTICUT

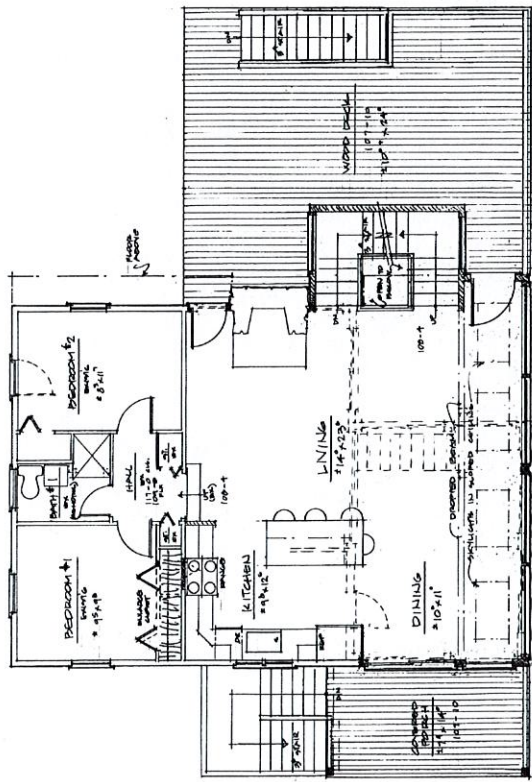
BASEMENT FLOOR PLAN
John P. McGuirk, Architect
18 Edwards Drive, Oxford, Connecticut
203-528-6485

DATE: PRELIMINARY 5/2/2015
SCALE: 1/4" = 1'-0"
PROJECT NO: 2205

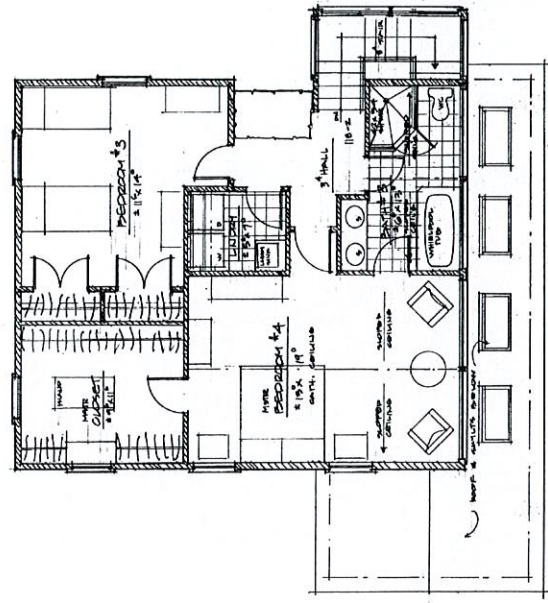


NO.	DATE	REVISION

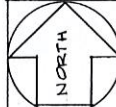
POI

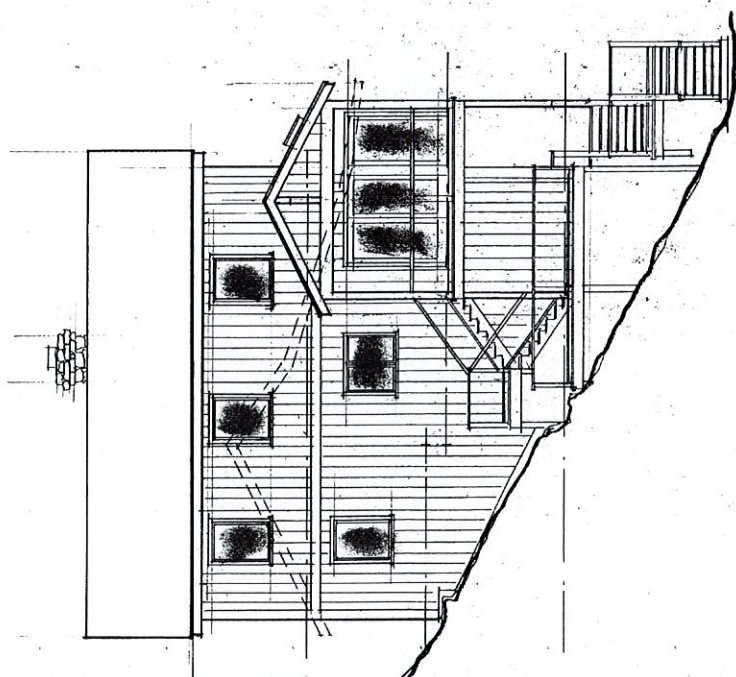


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

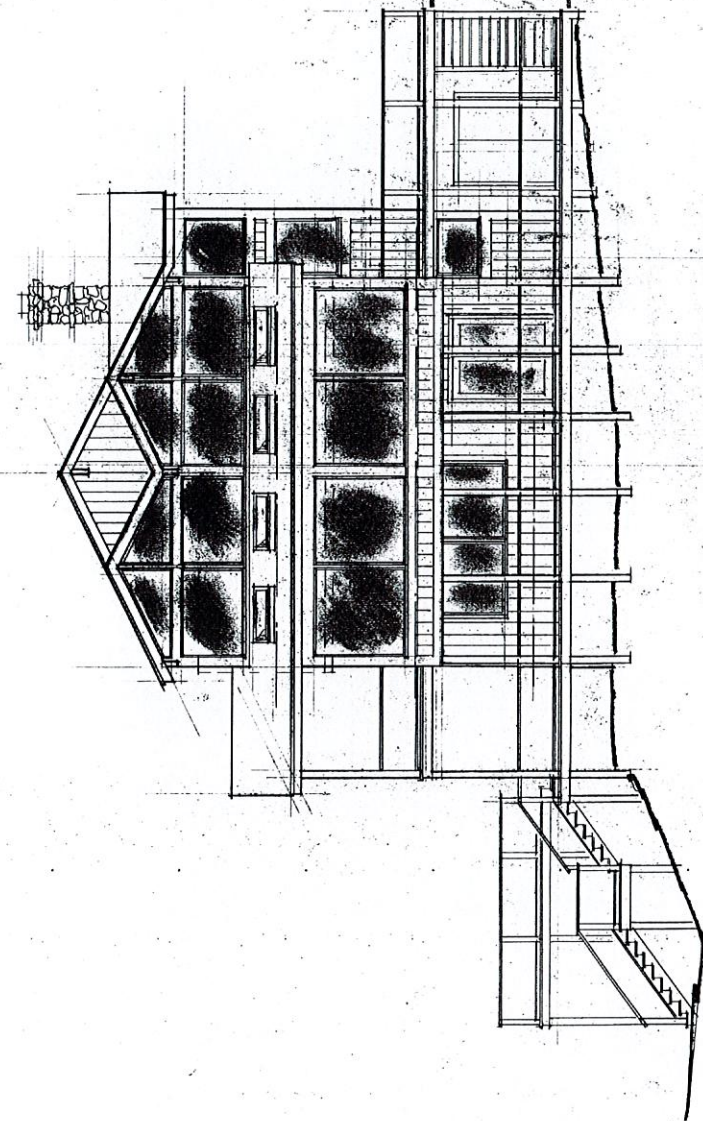


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE: FEBRUARY 0, 2005		PRELIMINARY "C" ALTERATION & ADDITION TO M'EVY/PELAREKA RESIDENCE 92 OVERLOOK ROAD NEW FAIRFIELD, CONNECTICUT
SCALE: 1/4" = 1'-0"	PROJECT NO: 2205	
FIRST & SECOND FLOOR PLANS John P. McGuirk, Architect 18 Edwards Drive, Oxford, Connecticut 203-828-6485 203-470-2864		 NORTH
DATE: FEBRUARY 0, 2005	PROJECT NO: 2205	



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



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

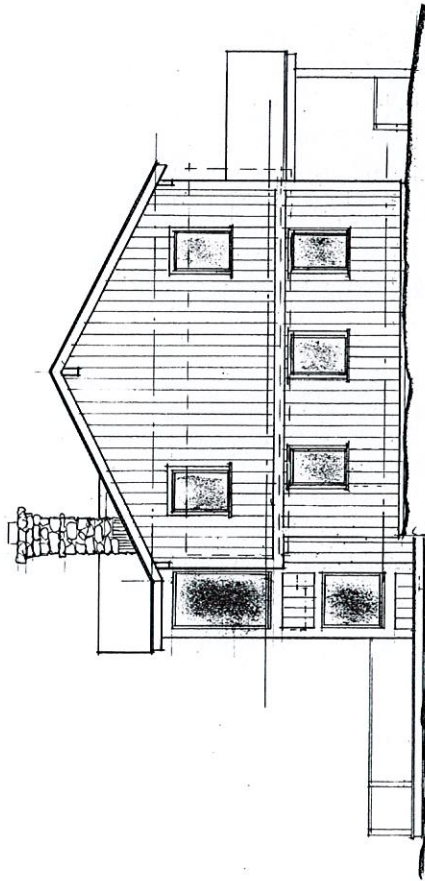
PRELIMINARY "C"
ALTERATION & ADDITION TO
MCVEY/PIELARSKA RESIDENCE
32 OVERLOOK ROAD
NEW FAIRFIELD, CONNECTICUT

P03

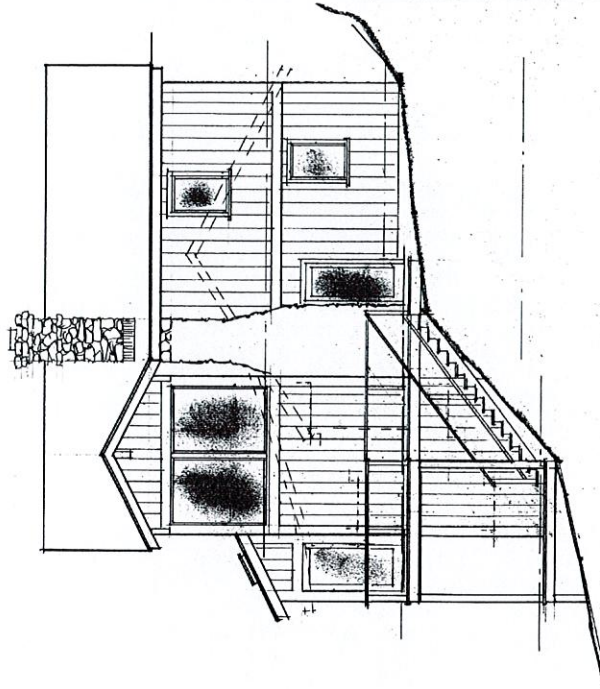
DATE: FEBRUARY 6, 2003
SCALE: 1/4" = 1'-0"
PROJ. NO: 22-05

LEFT SIDE & FRONT
ELEVATIONS
John P. McGuirk, Architect
18 Edwards Drive, Oxford, Connecticut
203-828-6485 203-470-2864

REV#	DATE	REVISION



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



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

DATE: FEBRUARY 9, 2005	REAR & RIGHT SIDE ELEVATIONS	PRELIMINARY 'C'
SCALE: 1/4" = 1'-0"	John P. McGuirk, Architect 18 Edwards Drive, Oxford, Connecticut 203-828-6485	ALTERATION & ADDITION TO MENDY/PIELARSKA RESIDENCE 32 DANEBARK ROAD NEW FAIRFIELD, CONNECTICUT
PROJECT NO.: 2405		PO4