



Zoning Board <zba@newfairfield.org>

ZBA Meeting August 16, 2023 - Application 16-23 - Schaefer, 9 Pettit St.

residentialengineering@gmail.com <residentialengineering@gmail.com>
To: zba@newfairfield.org, ewhite@newfairfield.org

Tue, Aug 15, 2023 at 10:40 AM

Hi Joanne and Evan.

As you are aware, Schaefer/9 Pettit received a special permit from the Zoning Commission earlier this month. As a result, the applicant's requirement for a setback variance changed from two sides of the property to only one. As a result, our office believes it to be in everyone's best interest to update the application and supporting materials submitted to reflect the current, reduced variance request.

To that end, please find attached a slightly revised variance application (changes highlighted), a revised survey (setbacks updated, variance changes highlighted), and four pictures of a 3D model of the proposed renovation that visually explain the project and the small portion that still requires a variance from the ZBA.

Please provide them to the Board members so that they can be a part of both the record and tomorrow night's discussion.

I apologize for the delay in submitting these – I was away through last evening and have only just returned to the office.

Thank you for your help.

Glenn Smith, PE, LEED AP

Principal

Residential Engineering + Design

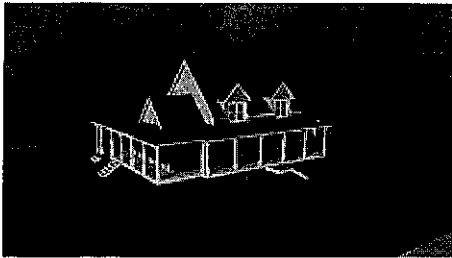
203.223.2887

www.residentialengineering.biz

Architectural • Structural • Sustainable

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6 attachments



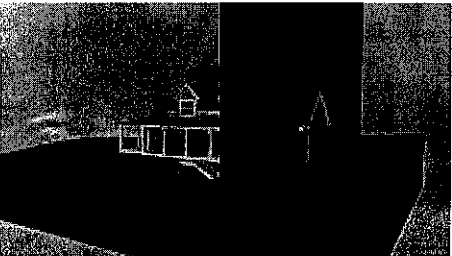
ZBA 1.jpg
231K



ZBA 2.jpg
187K



ZBA 3.jpg
212K



ZBA 4.jpg
145K

 **New Fairfield ZBA App REVISED FINAL.pdf**
492K

 **Survey for ZBA REVISED.pdf**
1120K



Zoning Board <zba@newfairfield.org>

ZBA Meeting August 16, 2023 - Application 16-23 - Schaefer, 9 Pettit St.

residentialengineering@gmail.com <residentialengineering@gmail.com>

Wed, Aug 16, 2023 at 7:49 AM

To: zba@newfairfield.org, ewhite@newfairfield.org

Hi Joanne.

I will also be speaking to these two attached PDFs at the meeting. They are excerpts from your Zoning regulations. Can you please distribute them to the board members for the record?

Also – I just realized that the meeting is tomorrow (8/17) and not tonight.

Can you please confirm receipt of this email? And would you be kind enough to include the meeting link in your response?

Thanks so much.

Glenn Smith, PE, LEED AP

Principal

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From: residentialengineering@gmail.com <residentialengineering@gmail.com>

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To: zba@newfairfield.org; ewhite@newfairfield.org

Subject: ZBA Meeting August 16, 2023 - Application 16-23 - Schaefer, 9 Pettit St.

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2 attachments

 **NF Zoning Reg Design Criteria.pdf**
258K

 **NF Zoning Regs Building Area Definition.pdf**
248K

B. In determining whether excellence in building and site design has been demonstrated, the Commission shall be guided by the following design guidelines:

1. Building massing and location reflect the typical architectural style of the community and New England.

Small Building Footprints	Large Building Footprints
New England building proportions	"Box" buildings
Complexes of small buildings	"Strip" orientation of a building
Interconnected small elements	One large building footprint
<u>Articulated facades</u>	<u>Flat facades</u>
Consistent building setbacks	Staggered or deep setbacks
Buildings "oriented" to street	Buildings oriented internally to site

2. Building designs reflect New Fairfield's rural and historic character and the architectural styles of New England.

Colonial character	"Character-less" architecture
Multi-level buildings	One-story "box" buildings
Articulated facades	Flat building facades
Sloped roofs (>6:12 pitch)	Flat roofs
Roof gables	Unbroken roof line
Multiple windows	No windows
Colonial-style wood windows	Metal frame display windows
<u>Building eaves/overhangs</u>	<u>Flush walls</u>
<u>Shutters/Porches / Columns</u>	<u>No exterior ornamentation</u>

3. Building materials are compatible with the New England architectural style with an emphasis on masonry and clapboard walls and appropriate details.

Acceptable	Unacceptable
Clapboards with corner boards	Stucco or Block Masonry
Brick or Stone Masonry	Metal buildings
Traditional Colonial colors	Untraditional building or trim colors
Architectural roof shingles	Flat shingles / metal roofs

4. Vehicular access is safe and well designed.

Acceptable	Unacceptable
Defined traffic circulation patterns	Undefined traffic or parking layouts
Few curb cuts	Multiple driveways per site
Defined or narrow curb cuts	Wide or undefined curb cuts
Interconnected sites	Separate sites with no connections

ASSISTED HOUSING: Affordable housing that is receiving governmental financial assistance for its construction or substantial rehabilitation or any dwelling unit occupied by persons receiving rental assistance, as defined in Section 8-30g of the Connecticut General Statutes.

BARNS: An agricultural building constructed of wood where hay, tools, and/or equipment are kept and livestock may be sheltered. Barns shall not contain kitchens, bedrooms, or any primary living space. If used solely for agricultural use construction material may be varied at the discretion of the Zoning Commission.

BED AND BREAKFAST ESTABLISHMENT: A single-family residence that provides compensated overnight accommodations for transient guests for not more than fourteen (14) consecutive days per guest in a residential structure. For the purpose of these Regulations, bed and breakfast establishments shall be considered an "Accessory Use."

BERM: A linear mound of earthen material used as part of a buffer strip or area.

BILLBOARD: An outdoor sign generally used to advertise establishments, goods, and/or services not located or available on the premises on which it is erected.

BOARDING HOUSE: A residential dwelling in which the owner-occupant rents bedrooms on a non-transient basis (30 days or more), without the serving of meals, for up to three (3) people.

BOARD OF APPEALS: The Zoning Board of Appeals of the Town of New Fairfield, Connecticut.

BUFFER STRIP OR AREA: An open landscaped area free of any buildings or pavement that provides a barrier between adjacent land uses of different types. Buffer areas may consist of existing vegetative cover and/or may be suitably landscaped as may be required by these Regulations.

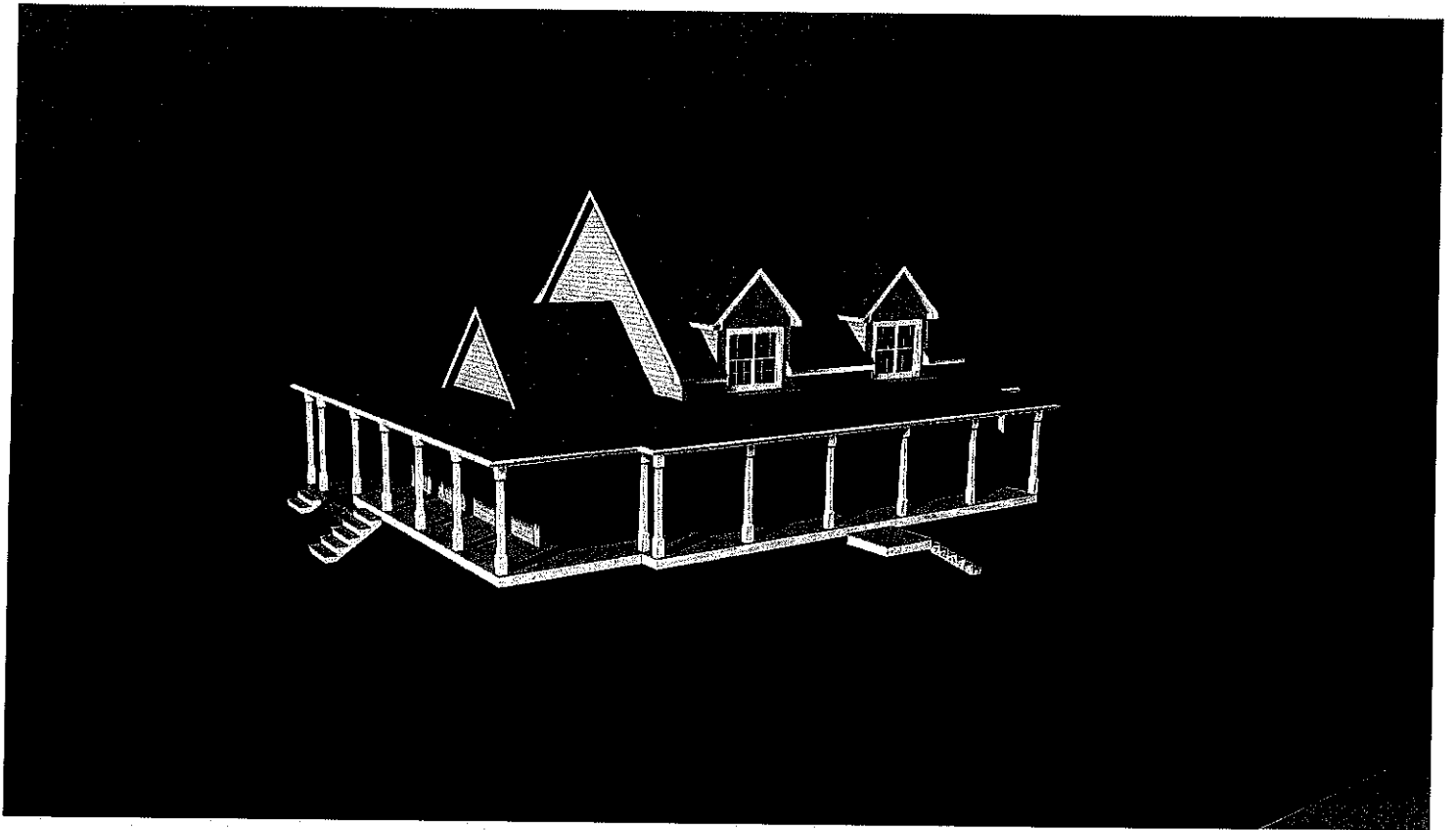
BUILDABLE AREA: Land area exclusive of wetlands and watercourses as defined in the Inland Wetlands and Watercourse Regulations of the Town of New Fairfield, one hundred (100)-year floodplain as defined in Section 5.1.5 of these Regulations, and ledge outcrops and slopes greater than twenty-five (25) percent of contiguous areas of 100 square feet or more in size.

BUILDING: Any structure, either temporary or permanent, having a roof and one or more floors, supported by columns or walls, and intended, used or built for the shelter or enclosure of person, animals, materials, or property of any kind. This shall include tents, awnings, or vehicles situated on private property and used for the purpose of a shelter of person, animals, or property of any kind, including Hoop Structures and other portable structures.

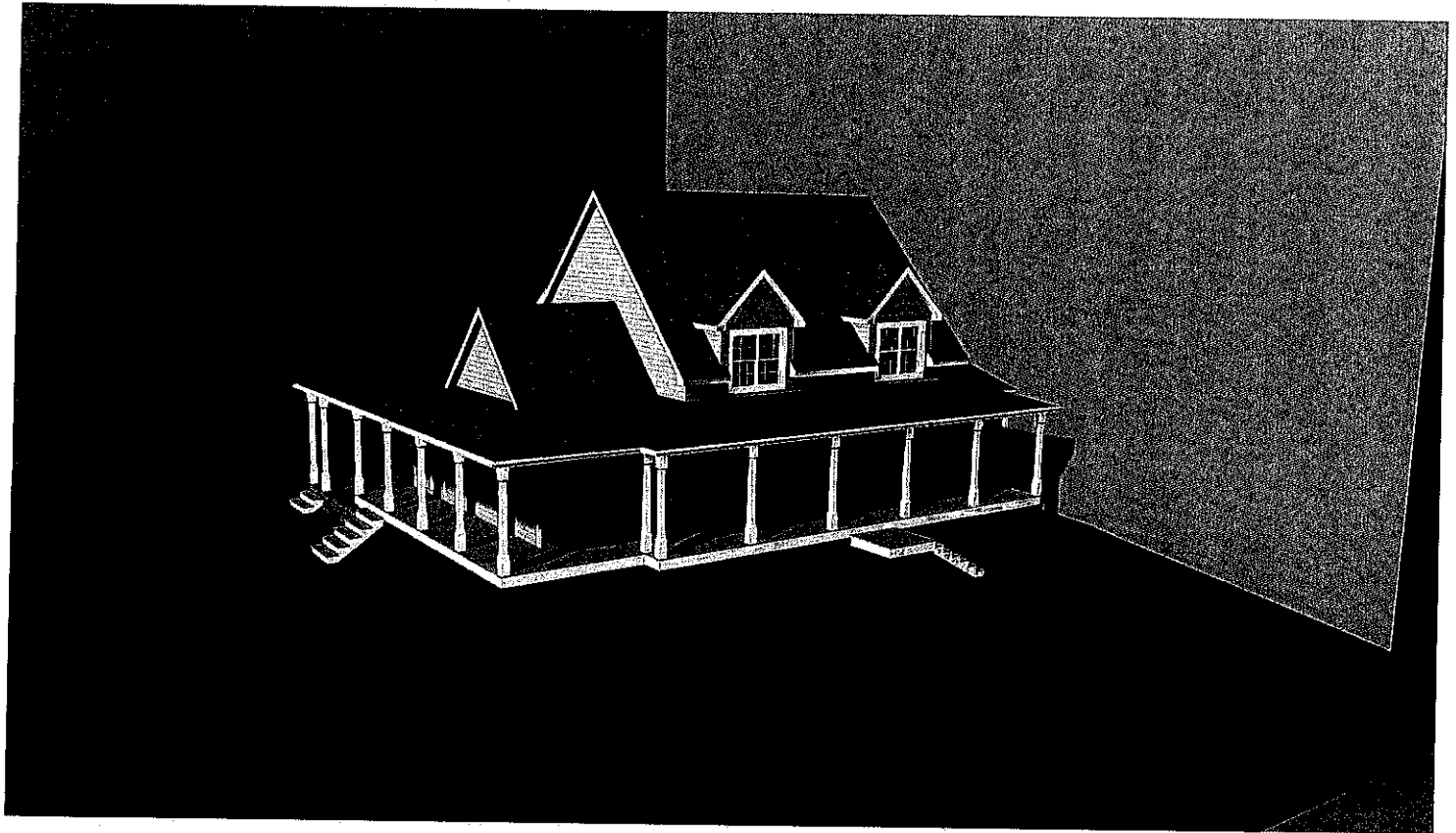
BUILDING, ACCESSORY: See ACCESSORY BUILDING

BUILDING AREA: The aggregate or maximum horizontal cross section area of all buildings on a lot, with dimensions measured from the outside or exterior walls on the ground floor, excluding cornices, eaves, gutters, chimneys, or similar appurtenances projecting not more than thirty (30) inches.

BUILDING HEIGHT: Unless specified elsewhere in these regulations, building height shall be the vertical distance measured from the average finished grade of the ground surrounding the building and measured from within five (5) feet of the exterior walls of said building to the highest point of the roof for A-frame, dome, and flat roofs (including the top of any parapet); to







APPLICATION OR APEAL#: _____

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Barbara A. Schaefer
Mailing Address: 420 Pitt Street, South Plainfield, NJ
Phone#: 908-451-2877
Email: badstwins@aol.com

2) Premises located at: 9 Pettit Street on the (N S E W) side of the street
at approx. 300 feet (N S E W) from Wilson Street (nearest intersecting road).

3) Property Owner Name: Barbara A. Schaefer

Interest in Property: OWNER CONTRACT PURCHASER _____ LEASEE _____ AGENT _____

4) Tax Assessor Map No.: 31 Block No.: 4 Lot No.: 18/19

5) Zone in which property is located: R-44 Area of Lot: 0.46 Ac.

6) Dimensions of Lot: Frontage: 200' 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: Project includes vertical expansion of second floor, first floor kitchen addition, wraparound porch and detached three car garage. ONLY A SMALL CORNER OF THE PORCH AND OVERHANGS/TRIM REQUIRE A VARIANCE.

Hardship: Undersized lot (even after merging lots), and existing location of house on lot.

11) Date of Zoning Commission Denial: _____

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

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

Setbacks Requested: West Front to: n/a South Front to: 18.2
Side to: n/a Side to: n/a

13) Use to be made of property if variance is granted: Single family 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: _____

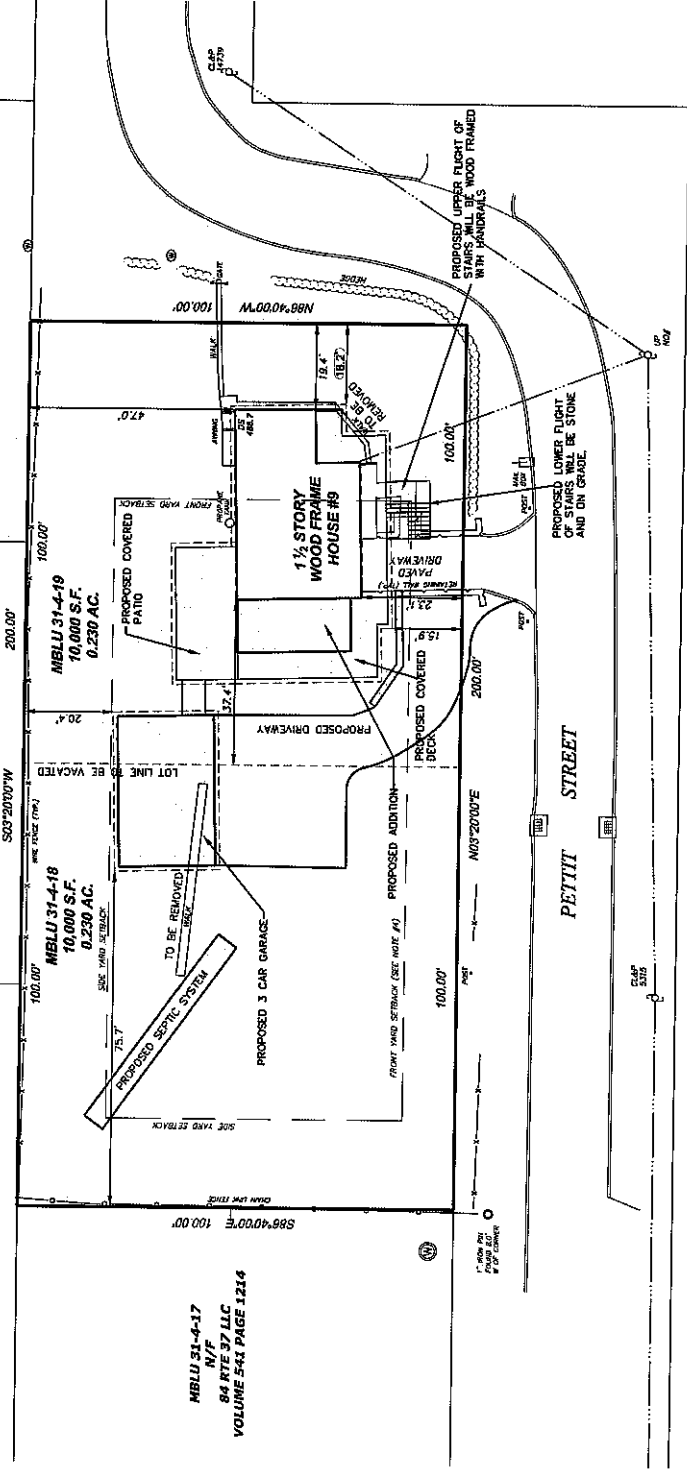
SIGNATURE OF OWNER OR AGENT: Barbara A. Schaefer DATE: August 14, 2023 (revised) May 15, 2023



MBLU 31-4-10
N/F
EDIN & ELVINA LICINA
VOLUME 558 PAGE 488

MBLU 31-4-9
N/F
DANNY P. LYNCH, TRUSTEE
VOLUME 554 PAGE 728

MBLU 31-4-8
N/F
AMY & NICHOLAS TARNOWSKI
VOLUME 428 PAGE 1103



MBLU 31-4-17
N/F
84 RTE 37 LLC
VOLUME 541 PAGE 1214

- NOTES:
1. THE SUBJECT PROPERTY LIES IN THE R-4 ZONE.
 2. ALL MONUMENTATION FOUND OR SET DEPICTED HEREON.
 3. 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.
 4. NEW FAIRFIELD ZONING SPECIAL PERMIT REDUCING FRONT YARD SETBACK ON WEST SIDE 12' FROM THE PROPERTY LINE APPROVED ON 02/22/24.

- REFERENCES:
1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
 2. TOWN CLERK MAP'S 238.
 3. VOLUME 564 PAGE 1076 (MBLU 31-4-18).
 4. VOLUME 564 PAGE 1079 (MBLU 31-4-19).

ZONING REQUIREMENTS (ZONE R-4):

REQUIRED	EXISTING	PROPOSED
LOT AREA	62,241 S.F.	30,000 S.F.
LOT FRONTAGE	125'	19.4'
FRONT YARD SETBACK	10'	12.5'
FRONT YARD WIDTH	20'	NA
FRONT YARD AREA	200 S.F.	16.08% **
FRONT YARD PERVIOUS COVERAGE	20% MAX.	24.08% **

REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK	10'	19.4'
FRONT YARD WIDTH	20'	NA
FRONT YARD AREA	200 S.F.	16.08% **
FRONT YARD PERVIOUS COVERAGE	20% MAX.	24.08% **

* PROPOSED COVERAGE ARE BASED ON LOTS BEING MERGED.
** PERVIOUS COVERAGE ARE BASED ON LOTS BEING MERGED.

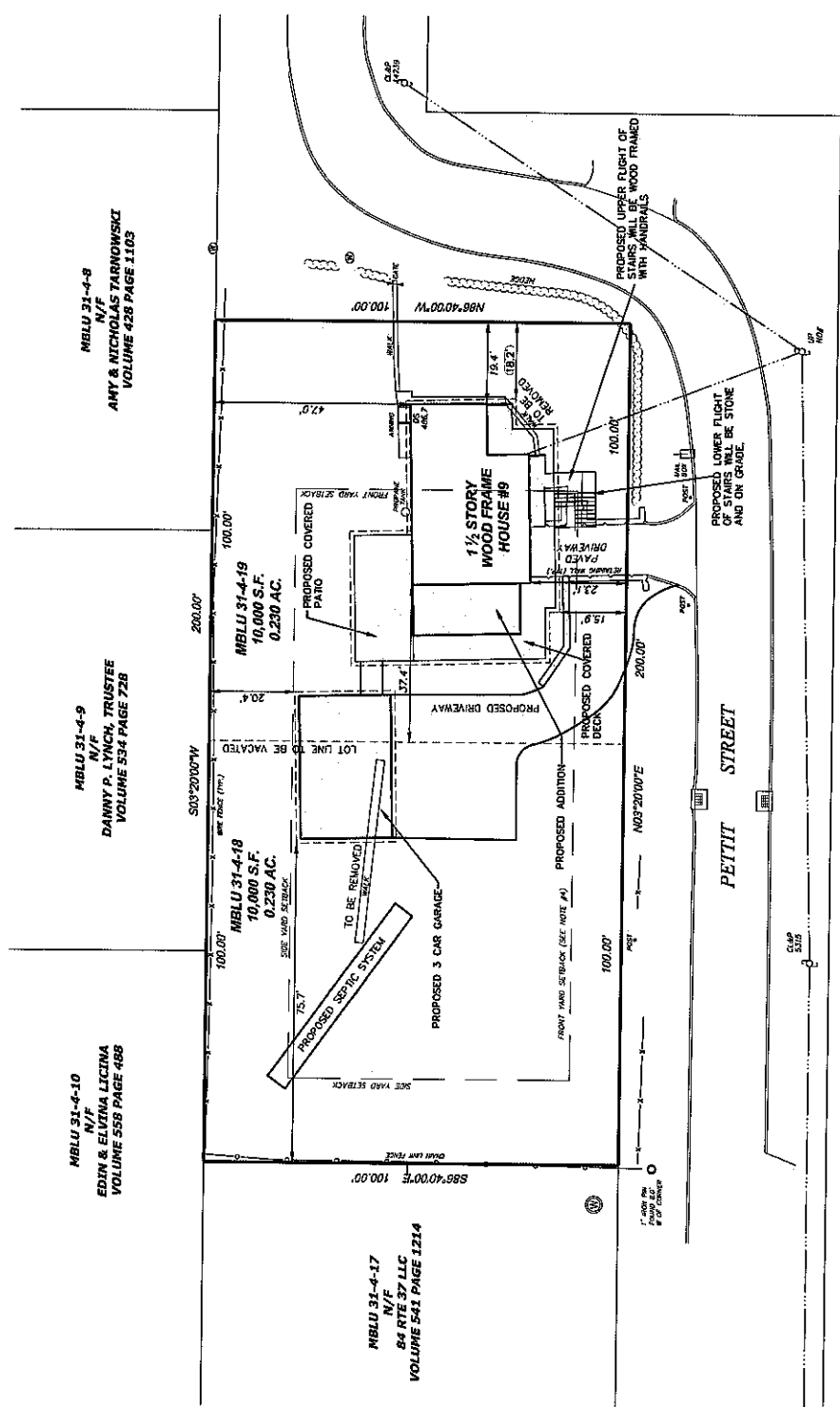
I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-308a-1 THROUGH 20-308-20 OF THE REGULATION CONCERNING THE ZONING AND STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT AS ADOPTED BY THE ASSOCIATION OF LAND SURVEYORS, INC. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF CONNECTICUT.
THIS MAP IS A RESURVEY CONFORMING TO THE HORIZONTAL CLASS A2 SURVEY.

DOUGLAS S. BELKNAP, L.L.S.
NOT VALID WITHOUT EMBOSSED SEAL

CCA ENGINEERING LLC
CIVIL SURVEYING
40 Old New Milford Road
Brookfield, CT 06804
(203) 775-8807
www.ccaengineering.com

DATE: 04/17/2024
Scale: 1" = 20'
Project: 23-715
File: 5254
Acd: 23715-A272
Sheet: 1 OF 1
Drawn by: KST
Checked by: DSB

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



MBLU 31-4-10
N/F
EDIN & ELVINA LICINA
VOLUME 558 PAGE 488

MBLU 31-4-9
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DANNY P. LYNCH, TRUSTEE
VOLUME 534 PAGE 728

MBLU 31-4-8
N/F
AMY & NICHOLAS TARNOWSKI
VOLUME 428 PAGE 1103

MBLU 31-4-18
10,000 S.F.
0.230 AC.
SIDE YARD SETBACK

MBLU 31-4-19
10,000 S.F.
0.230 AC.
PROPOSED COVERED PATIO

MBLU 31-4-17
N/F
84 RTE 37 LLC
VOLUME 541 PAGE 1214

1 1/2 STORY WOOD FRAME HOUSE #9

PROPOSED LOWER FLIGHT OF STAIRS TO BE STORED AND ON GRADE.

PROPOSED UPPER DECK OF STAIRS WILL BE WOOD FRAMED WITH HANDRAILS

PROPOSED 3 CAR GARAGE

PROPOSED COVERED DECK

PROPOSED DRIVEWAY

PROPOSED ADDITION

FRONT YARD SETBACK (SEE NOTE #4)

FRONT YARD SETBACK

FRONT YARD SETBACK

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FRONT YARD SETBACK

FRONT YARD SETBACK

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REFERENCES:

1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
2. TOWN CLERK MAPS 230.
3. VOLUME 584 PAGE 1079 (MBLU 31-4-18).
4. VOLUME 594 PAGE 1079 (MBLU 31-4-19).

ZONING REQUIREMENTS (ZONE R44):

REQUIRED	EXISTING
LOT AREA	631 AC. (1,008 S.F.)
LOT FRONTAGE	100.00'
FRONT YARD SETBACK	18.4'
FRONT YARD SETBACK	42.7'
REAR YARD SETBACK	57'
REAR YARD SETBACK	7%
IMPERVIOUS COVERAGE	25% MAX.

PROPOSED	EXISTING
LOT AREA	631 AC. (1,008 S.F.)
LOT FRONTAGE	100.00'
FRONT YARD SETBACK	19.4'
FRONT YARD SETBACK	12.5'
REAR YARD SETBACK	N/A
REAR YARD SETBACK	16.68% **
IMPERVIOUS COVERAGE	24.68% **

** PROPOSED COVERAGES ARE BASED ON LOTS BEING MERGED

** PRE-EXISTING IMPROVEMENTS

PROPOSED ZONING LOCATION SURVEY

PREPARED FOR
HELEN E. KUENSTLER-MULLEN & BARBARA A. SCHAEFER, CO TRUSTEES
MBLU 31-4-18 & 31-4-19
BALL POND ESTATES SECTION NUMBER '2'
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THIS MAP IS A RESURVEY CONFORMING TO THE REQUIREMENTS OF THE HORIZONTAL CLASS A-2 SURVEY.