

APPLICATION OR APEAL#: 36-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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



1) Applicant: Jake Danziger
Mailing Address: 5 Stonewall Ridge Road
Newtown, CT 06470 Phone#: 203-364-7202
Email: kjdanziger@gmail.com

2) Premises located at: 51 Knollcrest Road on the (N S E W) side of the street
at approx. 700 feet (N S E W) from Route 39 (nearest intersecting road).

3) Property Owner Name: James & Jamie Roddy

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 85

5) Zone in which property is located: R44 Area of Lot: 2.938 Ac

6) Dimensions of Lot: Frontage: 180.14 Ft Average Depth: 890 ft

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: _____
Construct a 120' x 60' sports court with viewing area in front of existing home.

Hardship: This home was constructed by others and located in such a manner that the grade in the rear of the home is too severe to permit construction of a sports court, making the front yard the only suitable site.

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

12) Variance(s) Requested: USE DIMENSIONAL

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

Setbacks Requested: Front to: _____ Rear to: _____
Side to: _____ Side to: _____

13) Use to be made of property if variance is granted: Single Family residence with play court area located in front yard

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: [Signature] DATE: 8/21/23



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: August 29, 2023

PROPERTY OWNER: James & Jamie Roddy

PROPERTY ADDRESS: 51 Knollcrest Road

APPLICANT/AGENT: Jake Danziger

MAILING ADDRESS: 5 Stonewall Ridge Road, Newtown, CT 06470

ZONING DISTRICT: R-44 **MAP:** 10 **BLOCK:** 3 **LOT:** 85+1

Please be advised that Mr. & Mrs. Roddy would like toSee ZBA Application.

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.0.7-Tennis & Basketball Courts (A)


7.1.1.2-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

James P. Roddy
51 Knollcrest Road
New Fairfield, CT 06812

January 28, 2022

Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812-5608

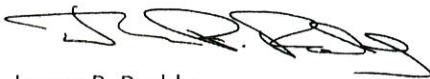
Attn.: All Municipal Departments

RE: 51 Knollcrest Road
New Fairfield, CT
Letter of Authorization

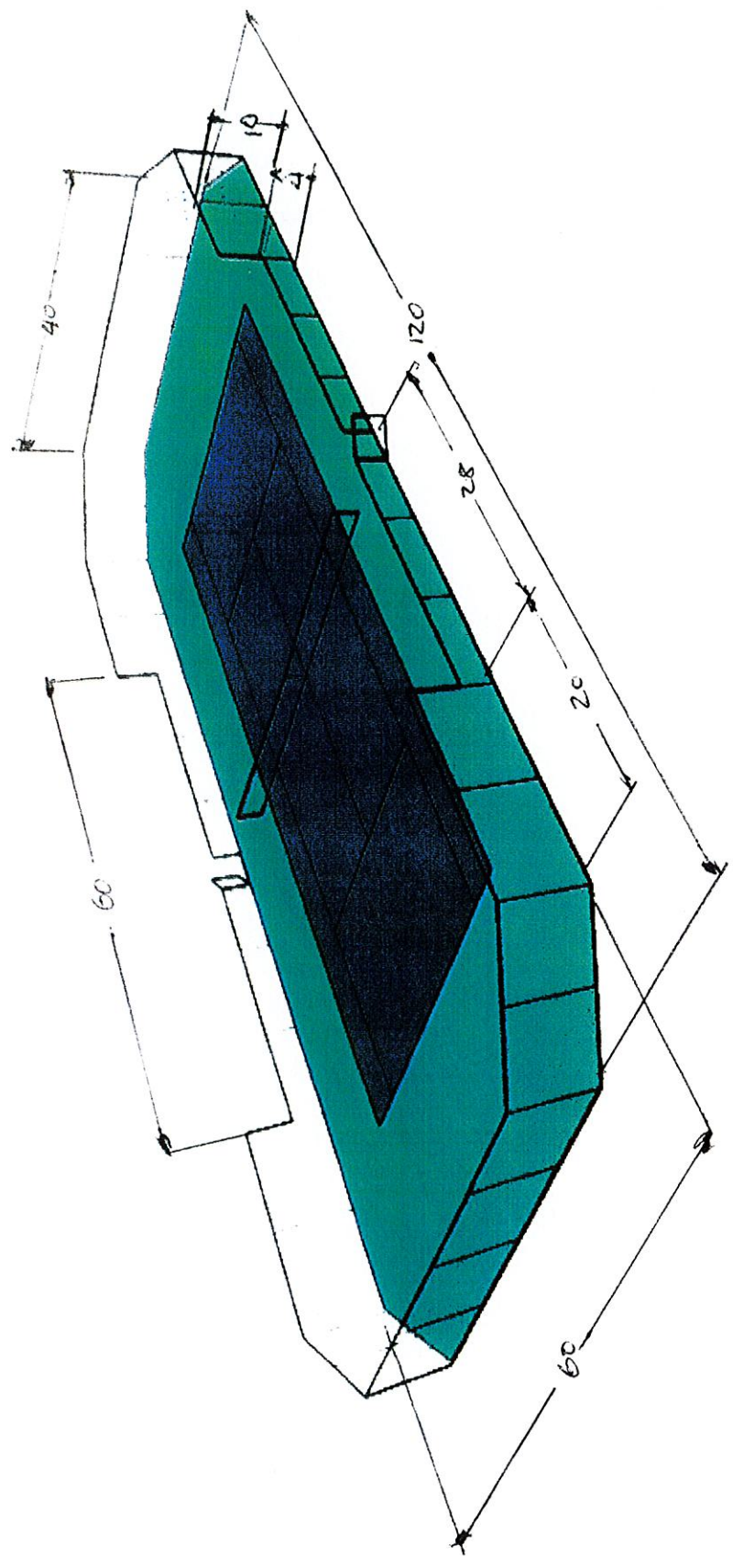
To whom it may concern:

I hereby authorize CCA, LLC and Jake Danziger, to represent me as Land Use Agents for all applications in connection with my property located at 51 Knollcrest Road, New Fairfield, Connecticut.

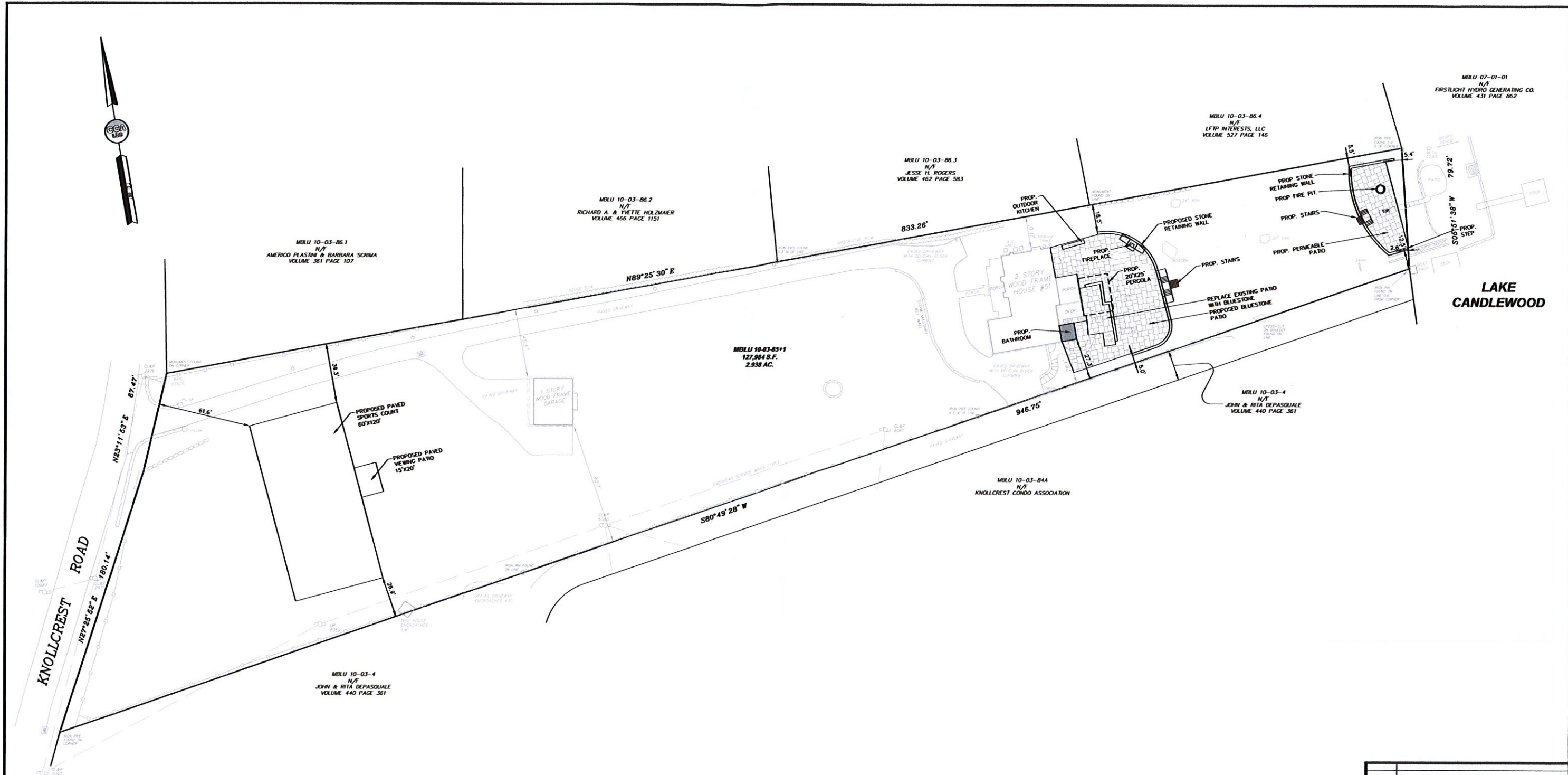
Sincerely,



James P. Roddy
Owner of Record



FENCE ARRANGEMENT SHOWN IS SIMILAR TO FENCE PROPOSED FOR 51
KNOLLCREST ROAD



MBLU 10-03-86.1
N/T
AMERICO PLASTINI & BARBARA SCRIMA
VOLUME 361 PAGE 107

MBLU 10-03-86.2
N/T
RICHARD A. & YVETTE HOLZMAIER
VOLUME 466 PAGE 1151

MBLU 10-03-86.3
N/T
JESSE H. ROGERS
VOLUME 462 PAGE 583

MBLU 10-03-86.4
N/T
LFTP INTERESTS, LLC
VOLUME 527 PAGE 146

MBLU 07-01-01
N/T
FIRSTLIGHT HYDRO GENERATING CO.
VOLUME 431 PAGE 862

MBLU 10-03-85+1
127,984 S.F.
2.938 AC.

MBLU 10-03-4
N/T
JOHN & RITA DEPASQUALE
VOLUME 440 PAGE 361

MBLU 10-03-84A
N/T
KNOLLCREST CONDO ASSOCIATION

MBLU 10-03-4
N/T
JOHN & RITA DEPASQUALE
VOLUME 440 PAGE 361

- NOTES:**
1. THE SUBJECT PROPERTY LIES IN THE RM ZONE.
 2. UPON VISUAL COMPARISON OF THE 480 LINE DEPICTED ON THE EXHIBIT G MAPS WITH THE 480 LINE DEPICTED ON TCM MAP No. 3448, IT WAS DETERMINED THEY ARE SUBSTANTIALLY IN ACCORDANCE WITH EACH OTHER.
 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.

- REFERENCES:**
1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
 2. MAP ENTITLED "EXHIBIT G - SHEET 17 OF 29 SHEETS - AUGUST 30, 2013, ROCKY RIVER DEVELOPMENT, HOUSATONIC RIVER PROJECT No. 2576, PROJECT MAP, FIRSTLIGHT POWER GENERATION COMPANY"
 3. TOWN CLERK MAPS 801, 1628 & 3448.
 4. VOLUME 489 PAGE 1348 RECORD OWNER DEED.

EXISTING IMPERVIOUS COVERAGE = 17,314 S.F. = 13.53%
PROPOSED IMPERVIOUS COVERAGE = 29,202 S.F. = 22.8%

VARIANCE REQUIRED FOR A SPORTS COURT IN THE FRONT YARD AS PER ZONING REGULATIONS SECTION 3.0.7.A. TENNIS AND BASKETBALL COURTS.

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 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. THIS MAP IS A RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A SURVEY.

DOUGLAS S. BELKORIAN
NOT VALID WITHOUT EMBOSSED SEAL

DATE	07/31/2023
DESCRIPTION	SPORTS COURT & PATIO ADDED
PROPOSED ZONING LOCATION SURVEY PREPARED FOR JAMES P. & JAIME L. RODDY MBLU 10-03-85+1 51 KNOLLCREST ROAD NEW FAIRFIELD, CONNECTICUT	
Date:	07/14/2022
Scale:	1" = 30'
Proj No:	10-991
File No:	3977
Acad No:	18991-PZLS
Sheet:	1 OF 1
Drawn by:	SJO/DSB/NY
40 Old New Milford Road Brookfield, CT 06804 (203) 775-0007 www.ccaengineering.com	