

APPLICATION OR APEAL#: 37-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Caren Carpenter
Mailing Address: 42 Ridge Rd, New Fairfield, CT
Phone#: 203 648-0375
Email: carencarpenter@gmail.com



2) Premises located at: 42 Ridge Rd. on the (N S E W) side of the street
at approx. 20' feet (N S E W) from Woody Glen Rd. (nearest intersecting road).

3) Property Owner Name: Kathleen Scott
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: Town clerk 134A, 137C, vol. 1074
15 Block No.: 16 Lot No.: 135-136 143-144

5) Zone in which property is located: R44 Area of Lot: 1

6) Dimensions of Lot: Frontage: 100' Average Depth: 140

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: Extend existing gable roof over part of the rear deck to make a screen porch

Hardship: The lot is a pre-existing, non-conforming, steep & narrow lot

11) Date of Zoning Commission Denial: Agreed 29 2023

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

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

Setbacks Requested: Front to: _____ Rear to: _____
Side to: 20 to 11.5' Side to: _____



13) Use to be made of property if variance is granted: single family home

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: Caren Carpenter DATE: 8/21/23



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: August 29, 2023

PROPERTY OWNER: Kathleen Scott

PROPERTY ADDRESS: 42 Ridge Road

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 6 LOT: 135-136+143-144

Please be advised that the applicant would like to (See Application for Description).

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 & Structure Setbacks (B)

3.2.8-Maximum Impervious Surfaces

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+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

From: Kathy Scott kscott7760@gmail.com
Subject: Agency Authorization
Date: August 21, 2023 at 10:41 PM
To: Caren Carpenter carencarpenter@gmail.com



Re: Agency Authorization

Kathleen Scott @ 42 Ridge Road New Fairfield, CT 06812

The undersigned, registered property owner of the above noted property, do hereby authorize Caren Carpenter, Registered Architect, of 2 Elwell Road, New Fairfield, CT 06812, to act on my behalf and take all actions necessary for the preparation and submission of a variance application to the Zoning Board of Appeals of New Fairfield, Connecticut, including, but not limited to, working with a surveyor to finalize lot maps.

Kathleen Scott
Date: August 21, 2023

42 Ridge Road
New Fairfield, CT

A T-1 24'-0"	B T-1 5'-0"
A T-2 26'-0"	B T-2 10'-0"

N 2-47 E 101.98

Approx. Location of Existing Septic Leaching System Area.

1000 Gallon Poly Septic Tank

Stairs

Open Deck

AREA OF NEW ROOF OVEREXIST

RES.

RETAINING WALL

Well

DRIVE

S 14-08-30 W 100.00

130.00

150.00

S 75-54-30 E 75.00

N 75-54-30 W 130.00

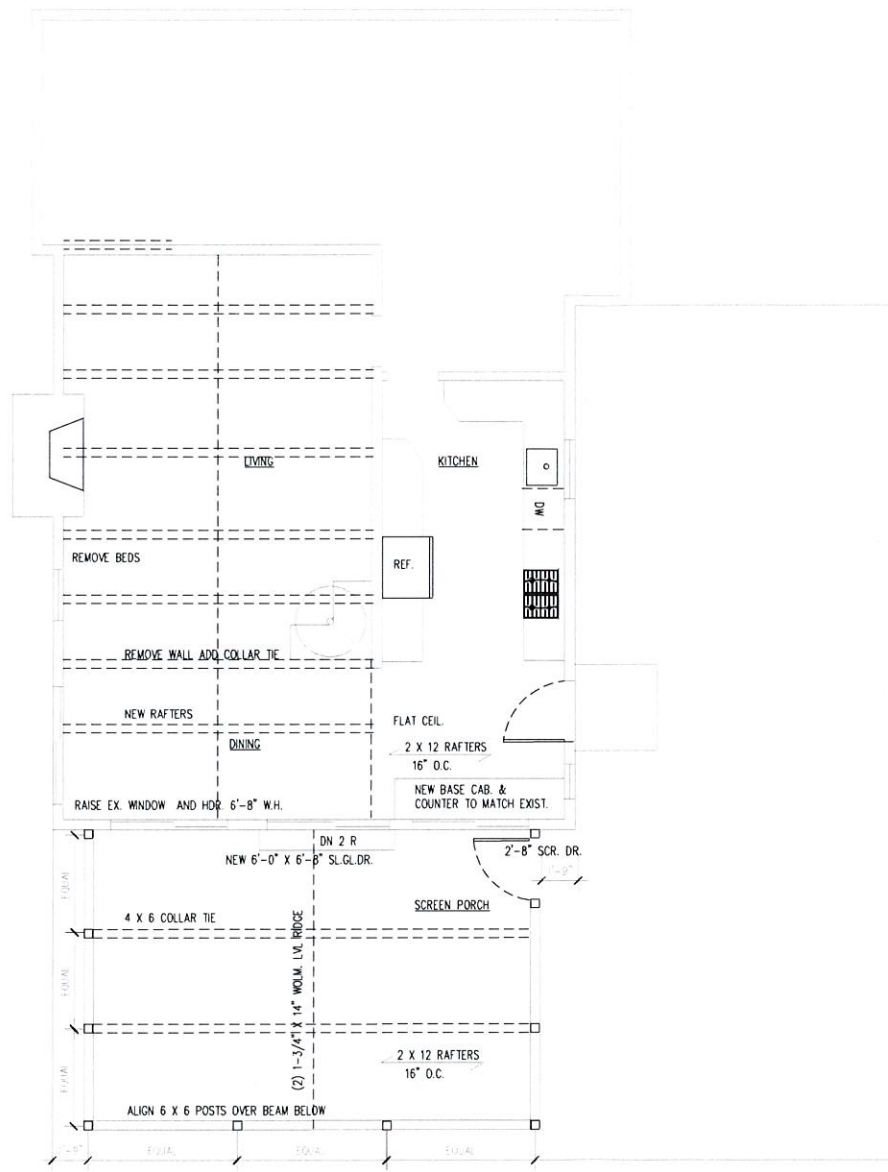
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RIDGE ROAD

CL 08 0000

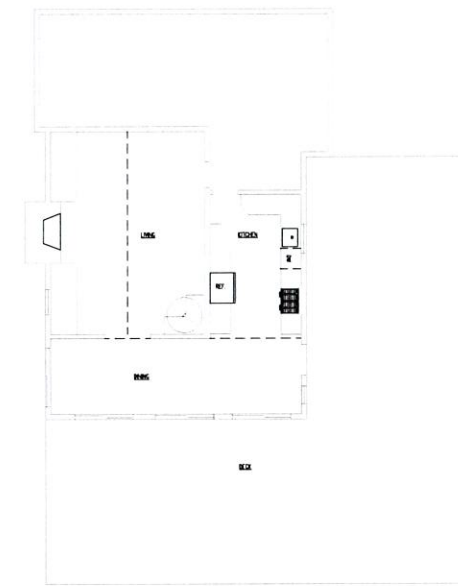
CL 08 0700

Received
11/9/16
[Signature]



PROPOSED FIRST FLOOR PLAN

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

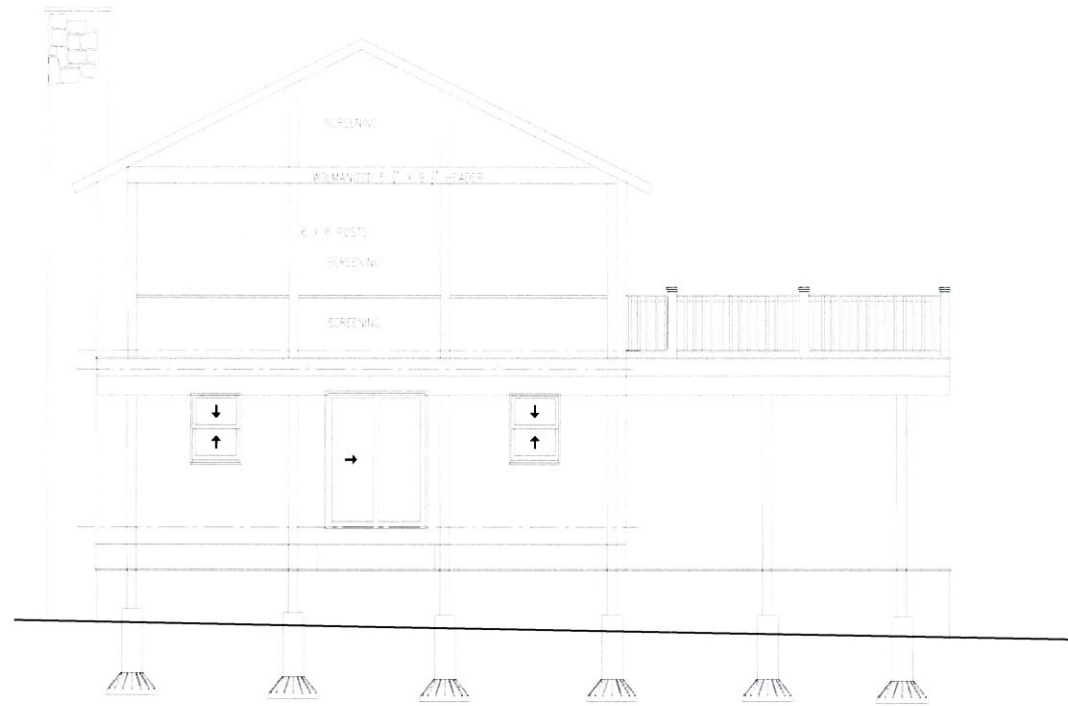


EXISTING FIRST FLOOR PLAN

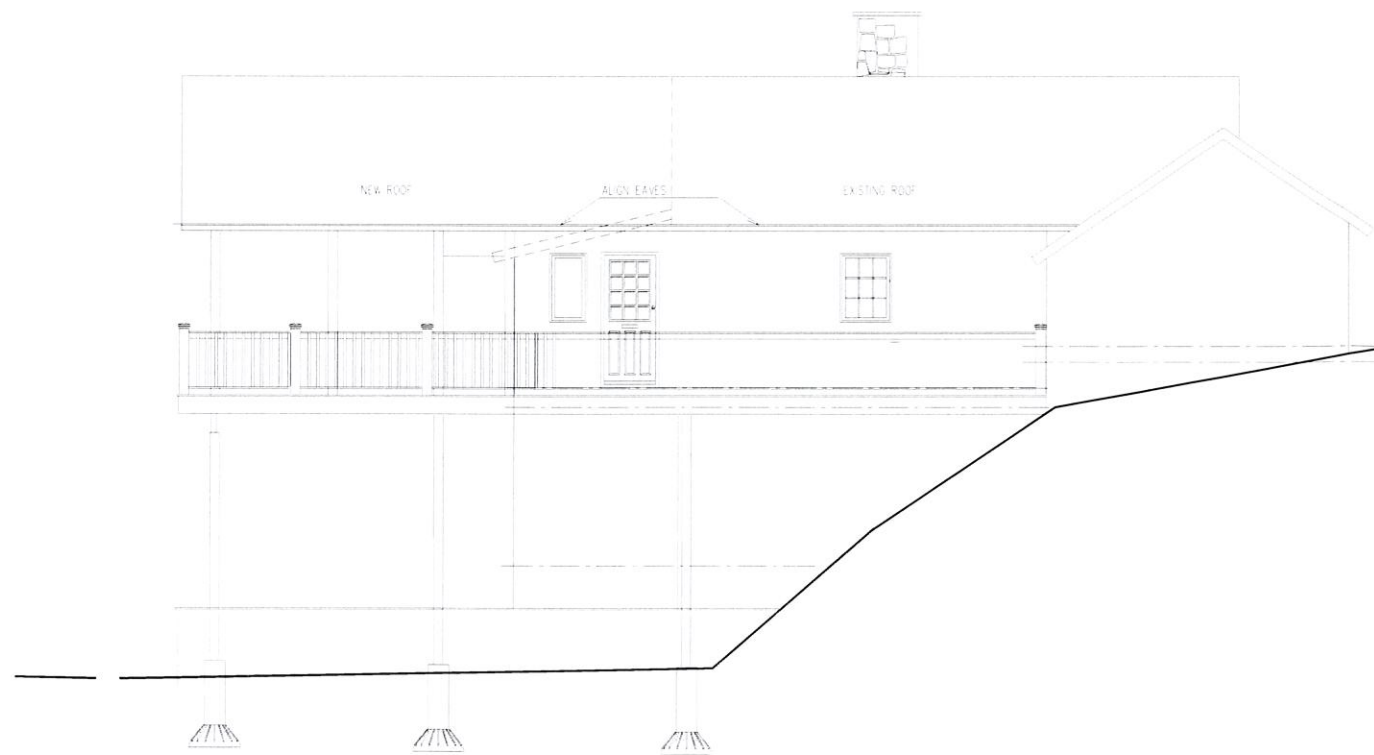
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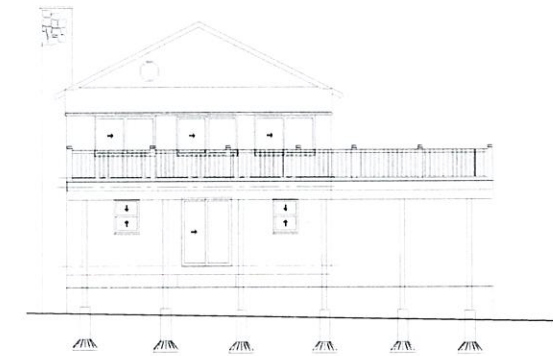
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for KATHLEEN SCOTT 42 RIDGE ROAD, NEW FAIRFIELD, CT 06812		
	FIRST FLOOR PLAN & EXIST PLANS		
	SCALE: AS NOTED		DRAWN BY: CCC
	CAREN CARPENTER ARCHITECT		CHECKED BY: CCC
	213 WELLS ROAD, NEW FAIRFIELD, CT 06412 TEL: (203) 648-0175 EMAIL: carencarpenter@gmail.com		DRAWING NO.: A-2



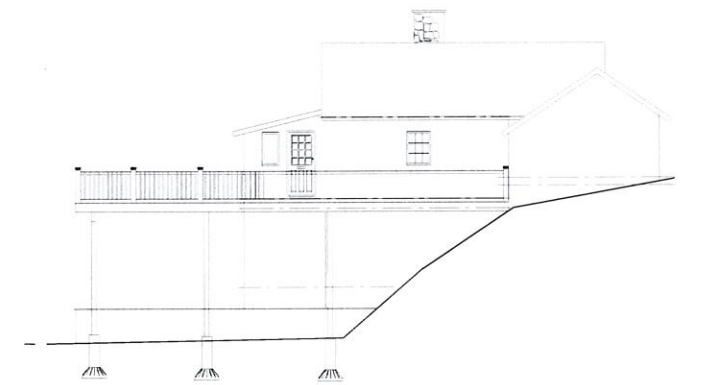
PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

ISSUE DATES	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for KATHLEEN SCOTT 42 RIDGE ROAD, NEW FAIRFIELD, CT 06812 EXTERIOR ELEVATIONS & DECK DETAILS SCALE: AS NOTED		DRAWN BY: CCJ CHECKED BY: CCJ DRAWN: JLD
	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD NEW FAIRFIELD, NY 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		