

APPLICATION OR APEAL#: 38-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS
SEP 21 2023
PROPOSAL

1) Applicant: Caren Carpenter
Mailing Address: 2 Ellwell Rd., New Fairfield, CT 06812
Phone#: 203 648-0375
Email: carencarpenter@gmail.com

2) Premises located at: 6 Glenway on the (N S E W) side of the street
at approx. 200' feet (N S E W) from Ridgeway Rd. (nearest intersecting road).

3) Property Owner Name: Donald R. & Kathleen M. Lynch
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 48 Block No. 5 Lot No. 72+73

5) Zone in which property is located: R-4A Area of Lot: .169Ac

6) Dimensions of Lot: Frontage: 69.25' Average Depth: 104'

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? Yes

If so, give dates and application numbers: 7/28/05 (21-005) 8/30/92 (51-22) 4/28/90 (17-9)

10) Proposal for which variance is requested: Requesting to add a second story onto the existing one story part of the house

Hardship: The property is an ^{pre}existing non-conforming, steep & narrow lot with mostly ledge

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

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

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

Setbacks Requested: Front to: 22' Rear to: _____
Side to: 10.1 Side to: _____

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

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: _____

ZONING BOARD
SEP 21 2023
PROPOSAL

#4

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 8/22/23

received
8-22-23

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: August 29, 2023
PROPERTY OWNER: Donald R. & Kathleen M. Lynch
PROPERTY ADDRESS: 6 Glenway
APPLICANT/AGENT: Caren Carpenter
MAILING ADDRESS: 2 Elwell Road
ZONING DISTRICT: R-44 **MAP:** 45 **BLOCK:** 5 **LOT:** 72+73

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 (A+B)
- 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

To whom it may concern:

We, Donald and Kathleen Lynch, as owners of 6 Glenway, New Fairfield, CT, give authority to Caren Carpenter to act on our behalf in all matters concerning the renovation project at the above address before New Fairfield Boards, Commissions and in procuring permits.

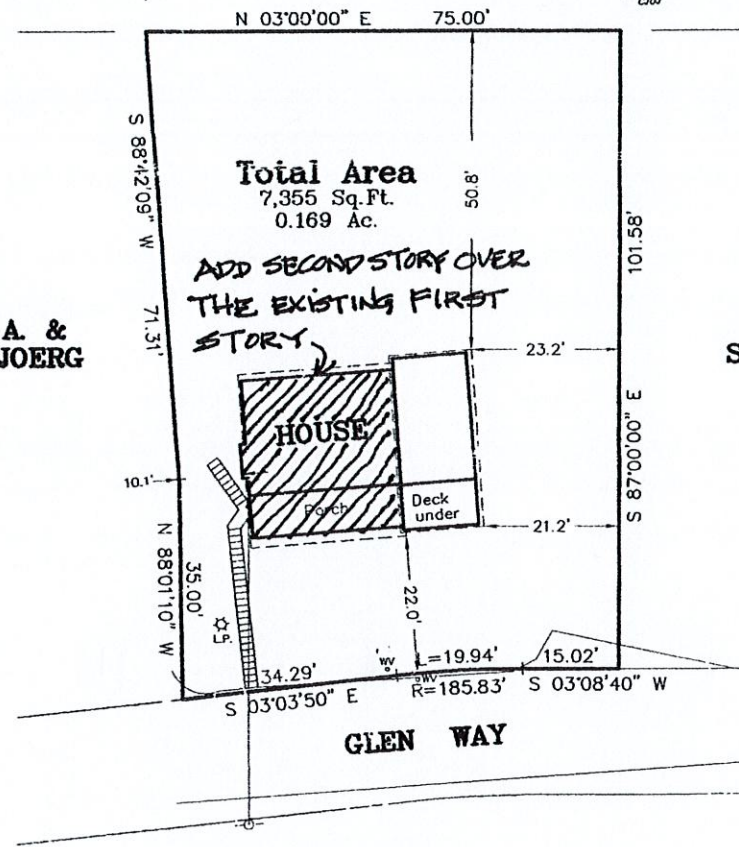
STEPHEN &
FRANCES WEILL

JOSEPH CACCIATORE
& F. WITTE



ERNEST A. &
ANNE E. JOERG

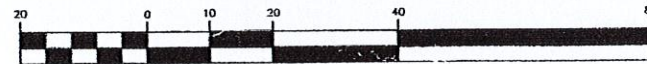
MARK &
SUSAN GREEN



**PLOT PLAN
PORTION OF LOTS 14 & 15
CANDLEWOOD KNOLLS
SECTION FOUR**

PREPARED FOR
DONALD R. & KATHLEEN M. LYNCH

NEW FAIRFIELD, CONNECTICUT
JULY 9, 1992 CLASS A-2 SURVEY
GRAPHIC SCALE

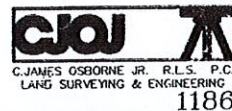


(IN FEET)
1 inch = 20 ft.

Revised July 14, 2006
to show addition to
the house.

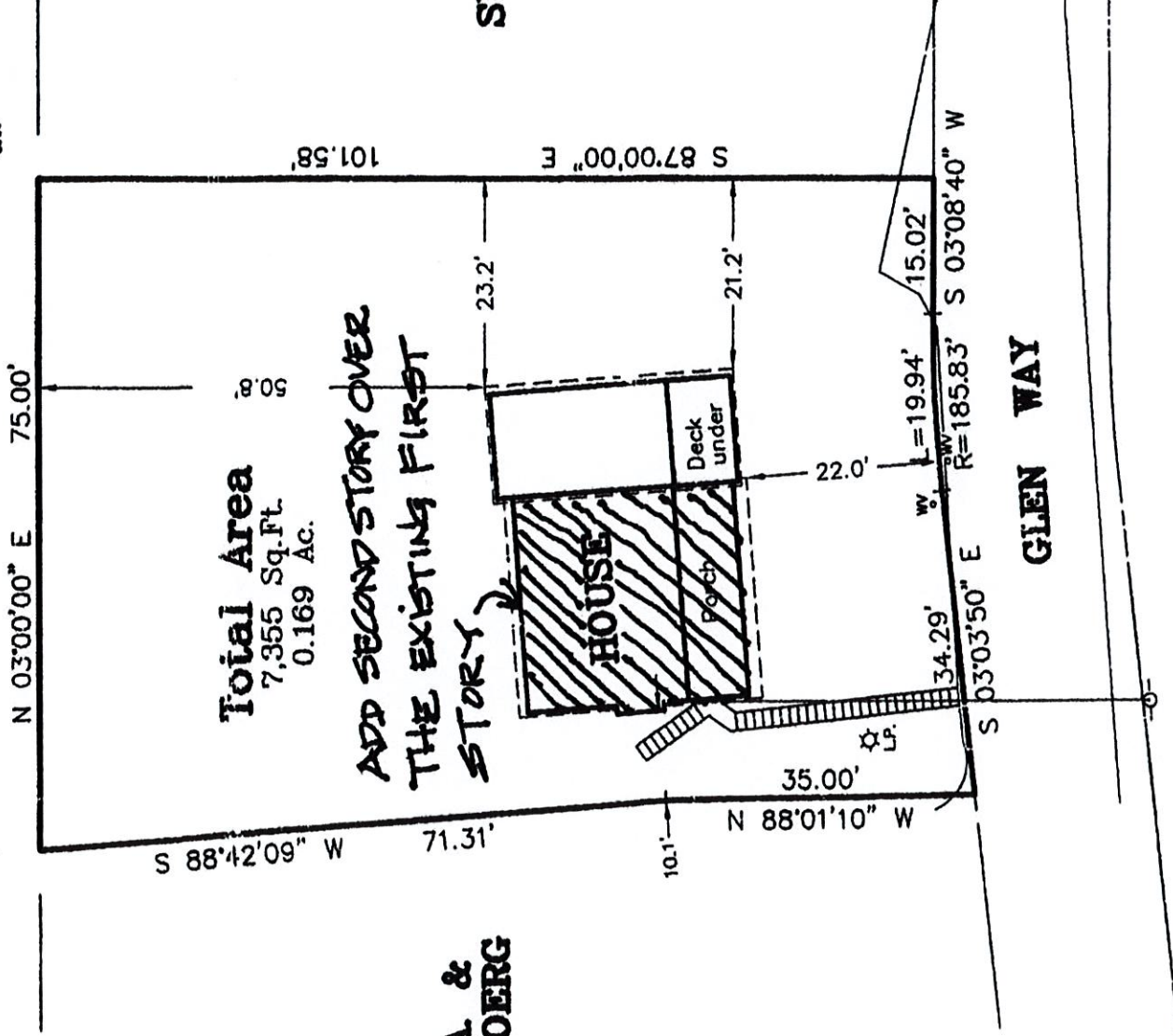
"I hereby certify that this survey was actually made upon the ground, and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and types of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions of other rules and regulations with reference to the location of said buildings and improvements; and that there are no easements, encroachments or uses affecting this property apparent from a careful physical inspection of the same, other than those shown and described thereon."

C. James Osborne, Jr.
R.L.S.
C. James Osborne, Jr., R.L.S., P.C.
New Milford, Connecticut



STEPHEN &
FRANCES WEILL

JOSEPH CACCIATORE
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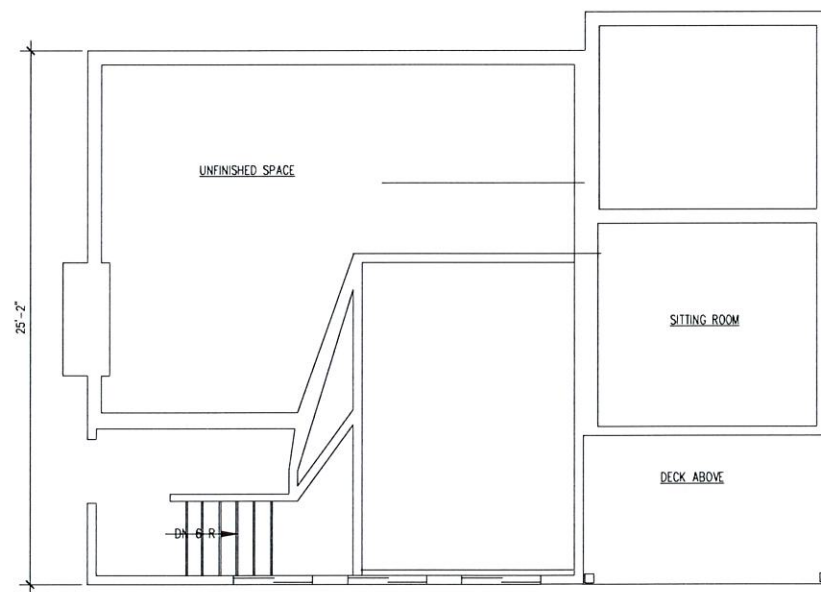
Revised July 14, 2006
 to show addition to
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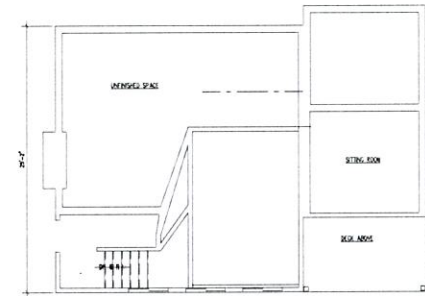
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James Osborne Jr. R.L.S.
 C. James Osborne, Jr., R.L.S., P.C.
 New Milford, Connecticut

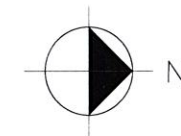




PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

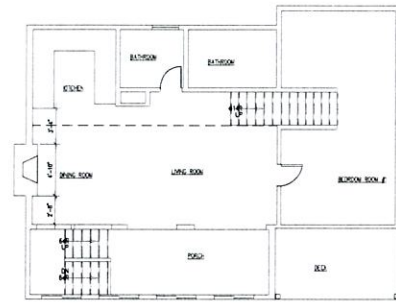


EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



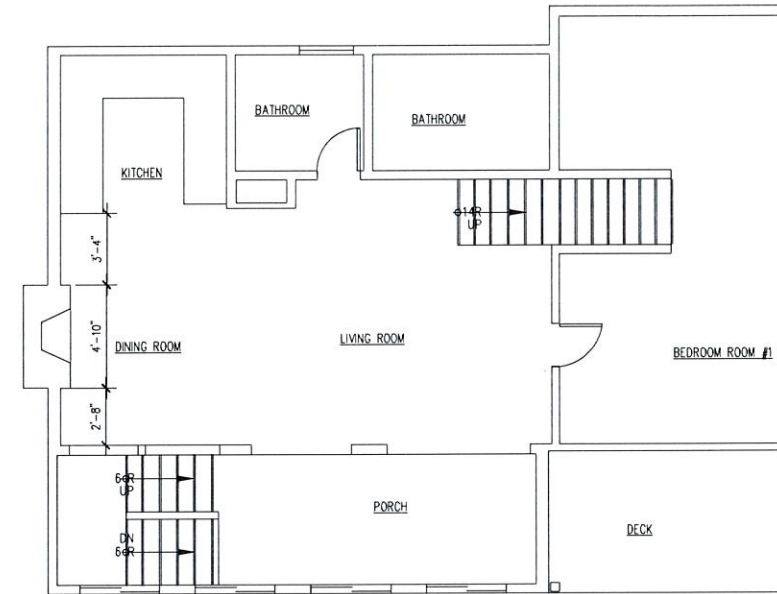
FILE NAME:
PLOT SCALE:

| | | |
|--------------|---|----------------------------------|
| ISSUE DATES: | ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for DONALD AND KATHLEEN LYNCH 6 GLENWAY, NEW FAIRFIELD, CONNECTICUT | |
| | BASEMENT PLAN & DETAILS SCALE: AS NOTED | DRAWN BY: CCC CHECKED BY: CCC |
| | CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carentcarpenter@charter.net | DRAWING NO.: A-1 |



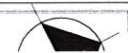
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



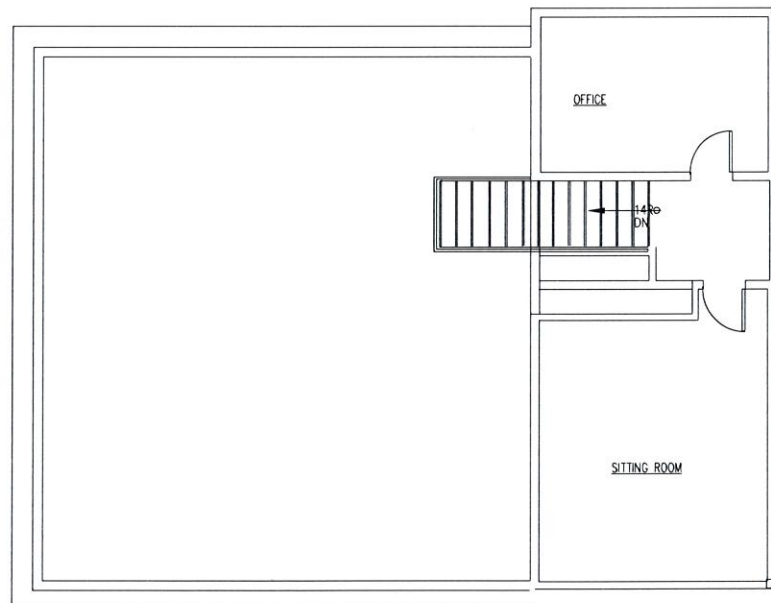
PROPOSED FIRST FLOOR PLAN

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

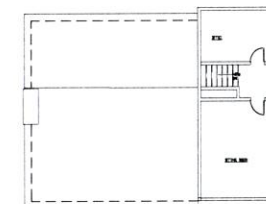


FILE NAME:
PLOT SCALE:

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|--------------|--|---|
| ISSUE DATES: | ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for DONALD AND KATHLEEN LYNCH 6 GLENWAY, NEW FAIRFIELD, CONNECTICUT | |
| | FIRST FLOOR PLAN & DETAILS SCALE: AS NOTED | DRAWN BY: CCC CHECKED BY: CCC |
| | CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0175 EMAIL: carentcarpenter@charitee.net | DRAWING NO.: <div style="font-size: 2em; font-weight: bold;">A-2</div> |



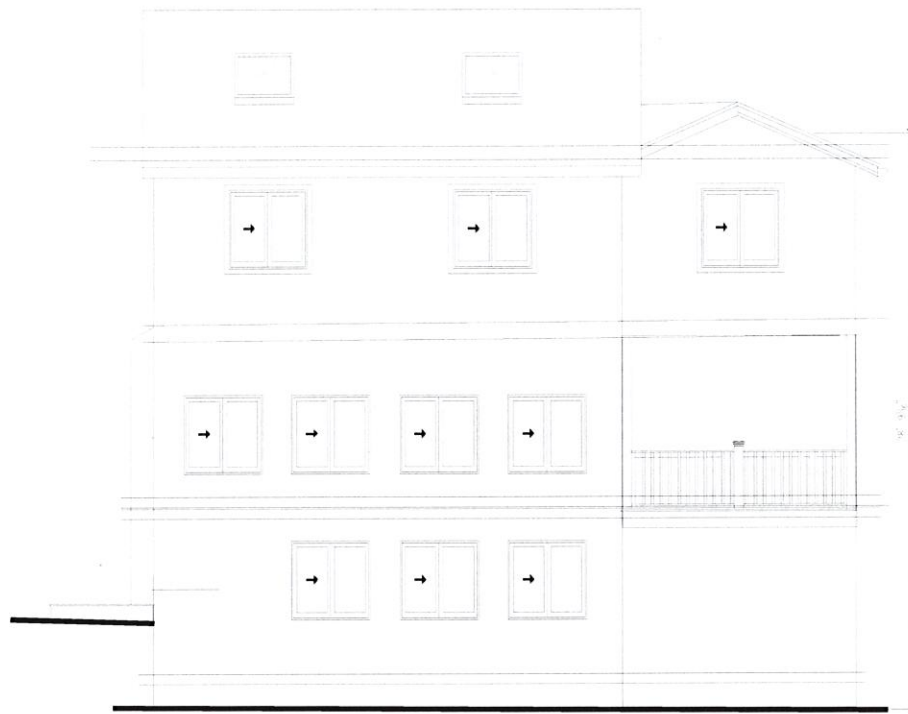
PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



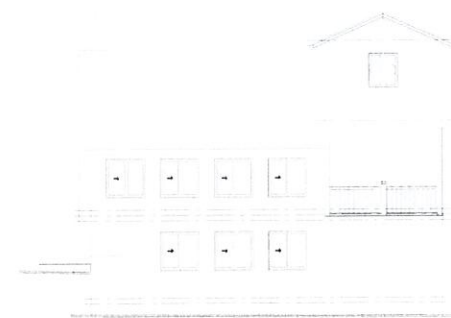
EXISTING UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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|--------------|---|-----------------|
| ISSUE DATES: | ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for | |
| | DONALD AND KATHLEEN LYNCH | |
| | 6 GLENWAY, NEW FAIRFIELD, CONNECTICUT | |
| | UPPER FLOOR PLAN & DETAILS | DRAWN BY: CCC |
| | SCALE: AS NOTED | CHECKED BY: CCC |
| | CAREN CARPENTER | DRAWING NO.: |
| | ARCHITECT | A-3 |
| | 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 | |
| | TEL: (203) 448-0575 | |
| | EMAIL: carencarpenter@charter.net | |



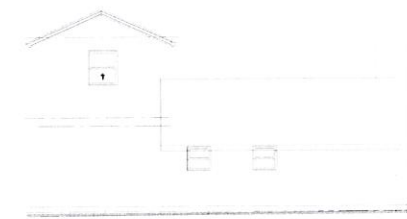
FRONT FRONT ELEVATION
SCALE 1/8" = 1'-0"



EXISTING FRONT ELEVATION
SCALE 1/8" = 1'-0"

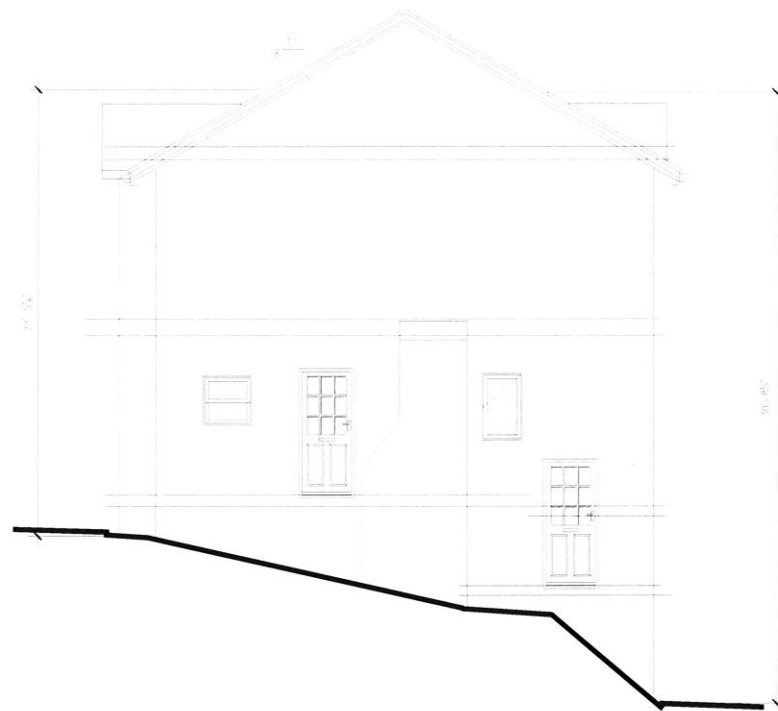


FRONT SIDE ELEVATION
SCALE 1/8" = 1'-0"

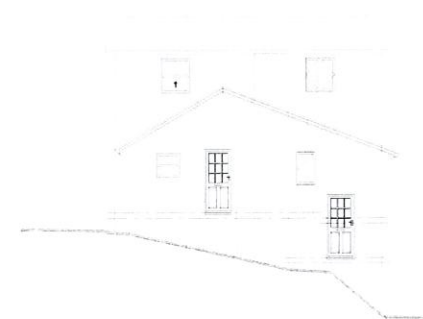


EXISTING SIDE ELEVATION
SCALE 1/8" = 1'-0"

| | |
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| ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for DONALD AND KATHLEEN LYNCH 6 GLENWAY, NEW FAIRFIELD, CONNECTICUT | |
| EXTERIOR ELEVATIONS & DECK DETAILS SCALE AS NOTED | |
| DRAWN BY: CCL CHECKED BY: CSC DRAWING NO. | CAREN CARPENTER ARCHITECT 2 DEWEY ROAD NEW FAIRFIELD, CT 06412 TEL: (203) 484-0774 EMAIL: carentcarpenter@charter.net |
| | A-4 |



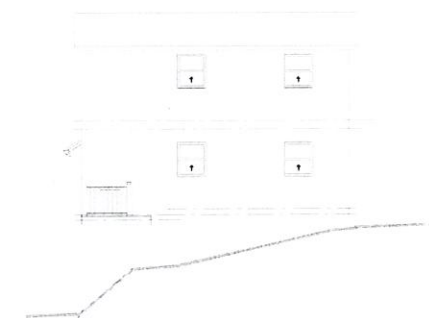
SOUTH SIDE SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH SIDE NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST SIDE WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST SIDE EAST ELEVATION
SCALE 1/8" = 1'-0"

| | | |
|--------------|--|---|
| DATE: | ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for DONALD AND KATHLEEN LYNCH 6 GLENWAY, NEW FAIRFIELD, CONNECTICUT | |
| PROJECT: | EXTERIOR ELEVATIONS | |
| SCALE: | SCALE AS NOTED | DRAWN BY: JCL |
| DESIGNED BY: | | CHECKED BY: JCL |
| DATE: | CAREN CARPENTER ARCHITECT 211 WELLS ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0078 FAX: carentcarpenter@charter.net | |
| | | DRAWN TO: <div style="border: 1px solid black; padding: 5px; display: inline-block; font-size: 2em;">A-5</div> |