

APPLICATION OR APEAL#: 40-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coelho  
Mailing Address: 1 Stone Bridge Trail Sandy Hook CT 06482  
Phone#: (203) 948-4748  
Email: JCoelho@ACharter.net

2) Premises located at: 30 Windmill on the (N S E W) side of the street  
at approx. 50' feet (N S E W) from Rt 37 (nearest intersecting road).

3) Property Owner Name: Rob Eugene White  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 10 Block No.: 1 Lot No.: 21

5) Zone in which property is located: R-44 Area of Lot: 7600 sq ft .176 acre

6) Dimensions of Lot: Frontage: 50' Average Depth: 200

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: Raise Roof to Move Bedroom with Full Bathroom to new level. we will be Reducing Non conforming feet over Haq's to 12" (12" less)  
Hardship: Non conforming lot odd shape.

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

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

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

Setbacks Requested: Front to: 40' to 23' Rear to: 50' to 47'  
"Sath" Side to: 20' to 14' Side to: "North" 20' to 13'

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: 8-28-23

#6

ZONING BOARD OF APPEALS  
SEP 21 2023

ZONING BOARD OF APPEALS PROPOSAL  
SEP 21 2023

received  
8-29-23

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** August 29, 2023

**PROPERTY OWNER:** Rob Eugene White

**PROPERTY ADDRESS:** 30 Windmill Road

**APPLICANT/AGENT:** J.C. Contracting (Joe Coelho)

**MAILING ADDRESS:** 1 Stonebridge Trail, Sandy Hook, CT 06482

**ZONING DISTRICT:** R-44 **MAP:** 10 **BLOCK:** 1 **LOT:** 21

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+C)

3.2.11-Minimum Lot Dimensions

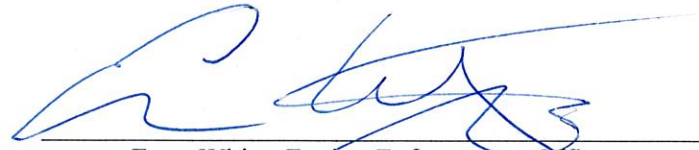
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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

Subject: Letter of Authorization - 30 Windmill Road

Date: Fri, Jul 21 2023 11:02 AM

From: erwiii79@gmail.com <erwiii79@gmail.com>

To: jccontracting1@charter.net

Cc: kgwrem@gmail.com

Hello,

Please accept this email as a letter of authorization that Joe from JC Contracting has full authority to pull permits and do whatever is needed with the town of New Fairfield for our planned improvement to our property at 30 Windmill Rd, New Fairfield, CT. We have owned the property since Dec, 2014.

We would like to get on the schedule for the Sep meeting for variance approval to begin the project in Oct, 2023.

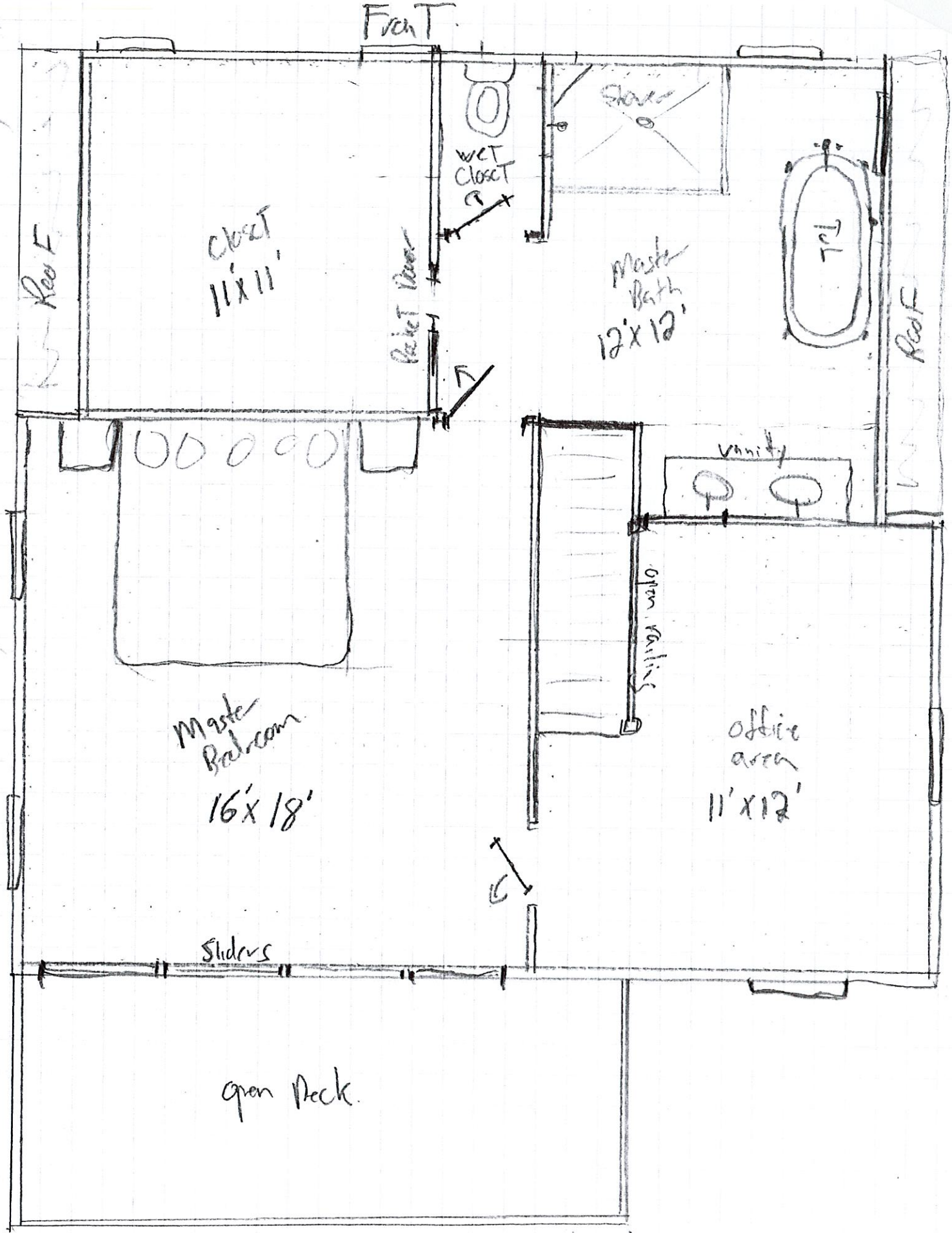
Please let us know if you need anything further.

Eugene (Rob) & Kathryn White

914.886.8688

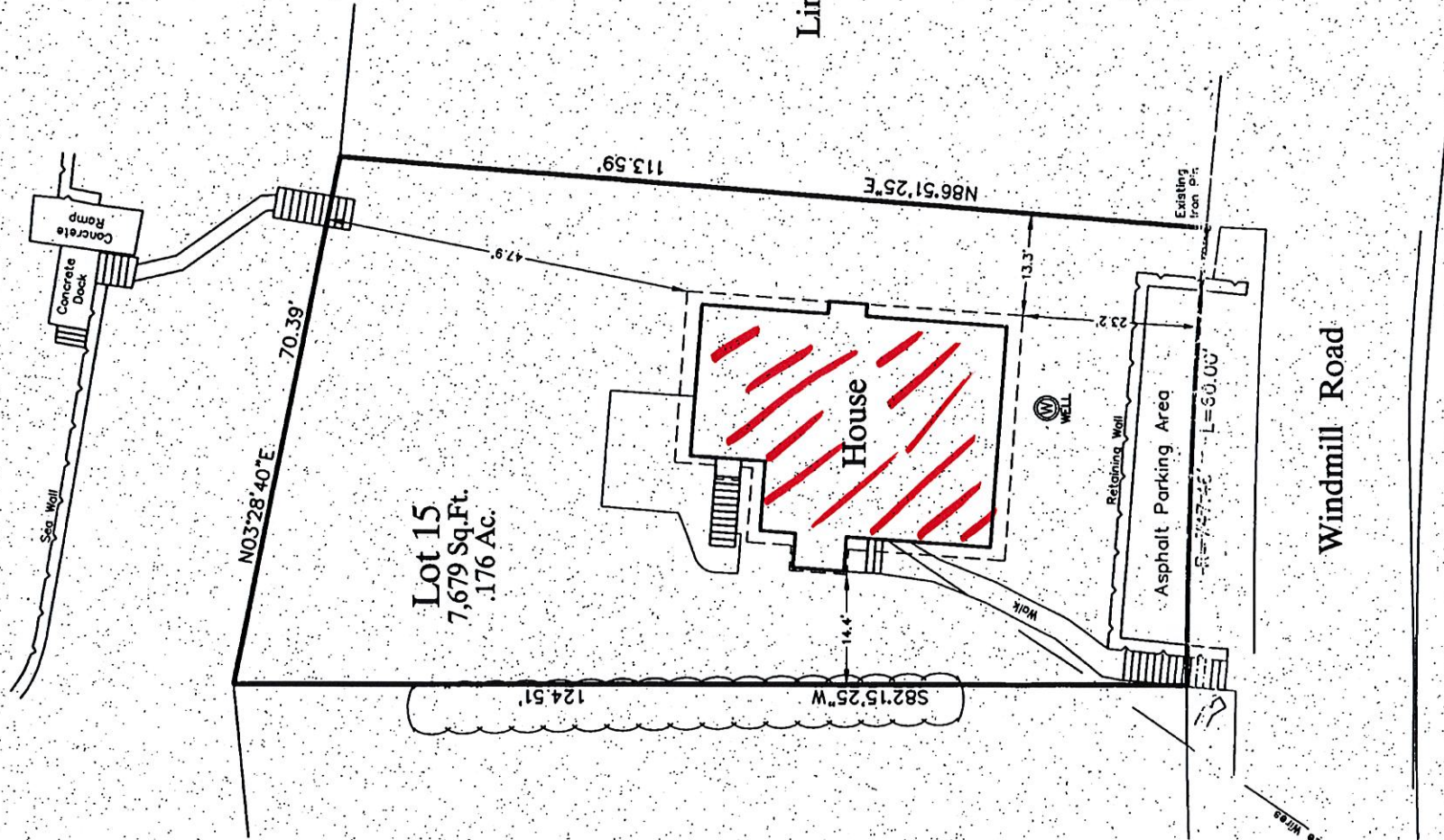
[Erwiii79@gmail.com](mailto:Erwiii79@gmail.com)





"Proposed Master Suite"

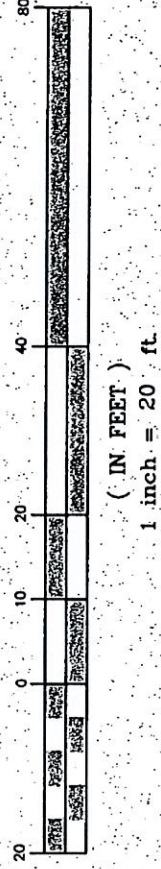
Lake Candlewood



N/F  
Steven D. &  
Denise Males

N/F  
Linda S. Carbone

Plot Plan  
Lot 15  
**Knollcrest**  
Prepared For  
**Brad S. & Lisa A. Hantverk**  
30 Windmill Road  
New Fairfield, Connecticut  
August 6, 2014  
Graphic Scale



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Zoning Location Survey based on a Resurvey of T.C. Map #122 on file in the New Fairfield Land Records conforming to Horizontal Accuracy Class A-2 and intended to enable determination of compliance with said requirements.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

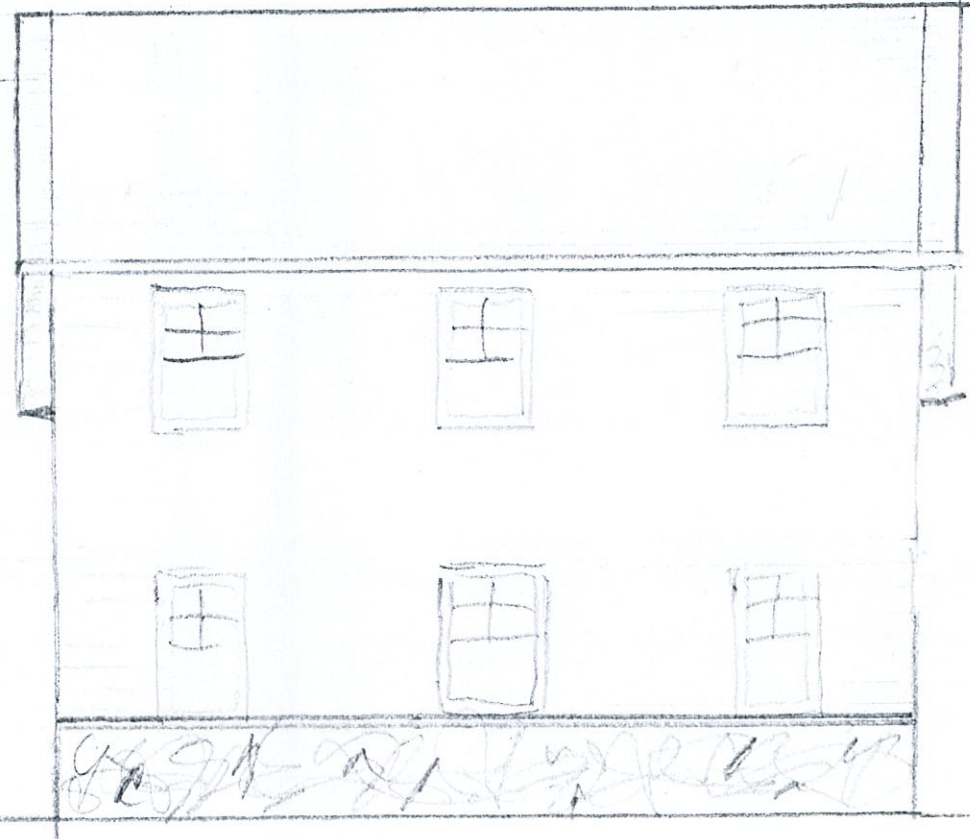
*C. James Osborne, Jr.*

C. James Osborne, Jr. L.S. #7398  
CJOJ, LLC  
New Milford, Connecticut

Property located in Zone R44.



**Land Surveying**  
14 Aspetuck Avenue  
New Milford, Connecticut 06776  
Phone: (860) 354-5452  
Fax: (860) 354-4989  
Email: CJOJ@CSNET.NET



30 windmill  
ROB WHITE

Front view



Left Side View

30 Windmill  
ROB WHITE

Exposed  
Chimney



30 Windmill  
ROB WHITE

Back View