

APPLICATION OR APEAL#: 45-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: One Elwell, L.L.C.
Mailing Address: 7 Southview Road, New Fairfield, CT. 06812
Phone#: (914) 879-3887
Email: jb@arqpc.com

2) Premises located at: 7 Southview Rd, New Fairfield on the (N S E W) side of the street
at approx. _____ feet (N S E W) from "The Millway" (nearest intersecting road).

3) Property Owner Name: One Elwell, L.L.C.

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 10 Block No.: 2 Lot No.: 22

5) Zone in which property is located: R-44 Area of Lot: 6,696 SqFt.

6) Dimensions of Lot: Frontage: _____ Average Depth: _____

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: Not Applicable

10) Proposal for which variance is requested: Proposed addition/alteration to existing
single-family residence. Please see attached "Exhibit A" for additional information.

Hardship: _____



11) Date of Zoning Commission Denial: September 26, 2023

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

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

Setbacks Requested: Front to: 20.67' Rear to: No Change
Side to: 7.46' Side to: No Change



13) Use to be made of property if variance is granted: Use to remain the same as existing use -
Single Family 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: Not Applicable

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: Sept. 20, 2023



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: September 26, 2023

PROPERTY OWNER: One Elwell, LLC

PROPERTY ADDRESS: 7 Southview Road

APPLICANT/AGENT: One Elwell, LLC

MAILING ADDRESS: 7 Southview Road

ZONING DISTRICT: R-44 **MAP:** 10 **BLOCK:** 2 **LOT:** 22

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



September 20, 2023

Mr. Joseph DePaul, Chairman
ZONING BOARD of APPEALS
Town of New Fairfield
New Fairfield Town Hall
4 Brush Hill Road
New Fairfield, Connecticut 06812

**Re: 7 Southview Road, New Fairfield
(S/B/L: 10 - 2 - 22, Zoning District: "R-44")**

Dear Mr. DePaul & Honorable Members of the Zoning Board,

As it relates to the aforementioned property location, we appear before the Board this evening on behalf of our Client, *One Elwell, L.L.C.*, seeking an Area Variance at the property. The Variance is requested in order to address the proposed addition/alteration, which once completed, will update and modernize the existing residence originally built in the 1930s'.

While the bulk of the renovations will be at the interior, we are proposing new windows throughout, and the addition of an one-car garage which is typical to the area and adjacent homes.

Additionally, the proposed work will NOT have a negative impact on the character of the neighborhood. To the contrary, the proposed work will enhance not only the property, but contribute to the improvement of the area.

Your time this evening is very much appreciated. Please accept our thanks in advance for your consideration and anticipated approval. As always, should you or the Board Members have any additional questions or comments, please feel free to contact our office at your earliest convenience.

Sincerely,

Paul Berte, P.E.
Director of Engineering

//Attachment(s)

cc: Job File No.: 22-124

EXHIBIT "A"

Existing Square Footage is 914 Square Feet, after renovation the dwelling will be 1,350 SqFt.

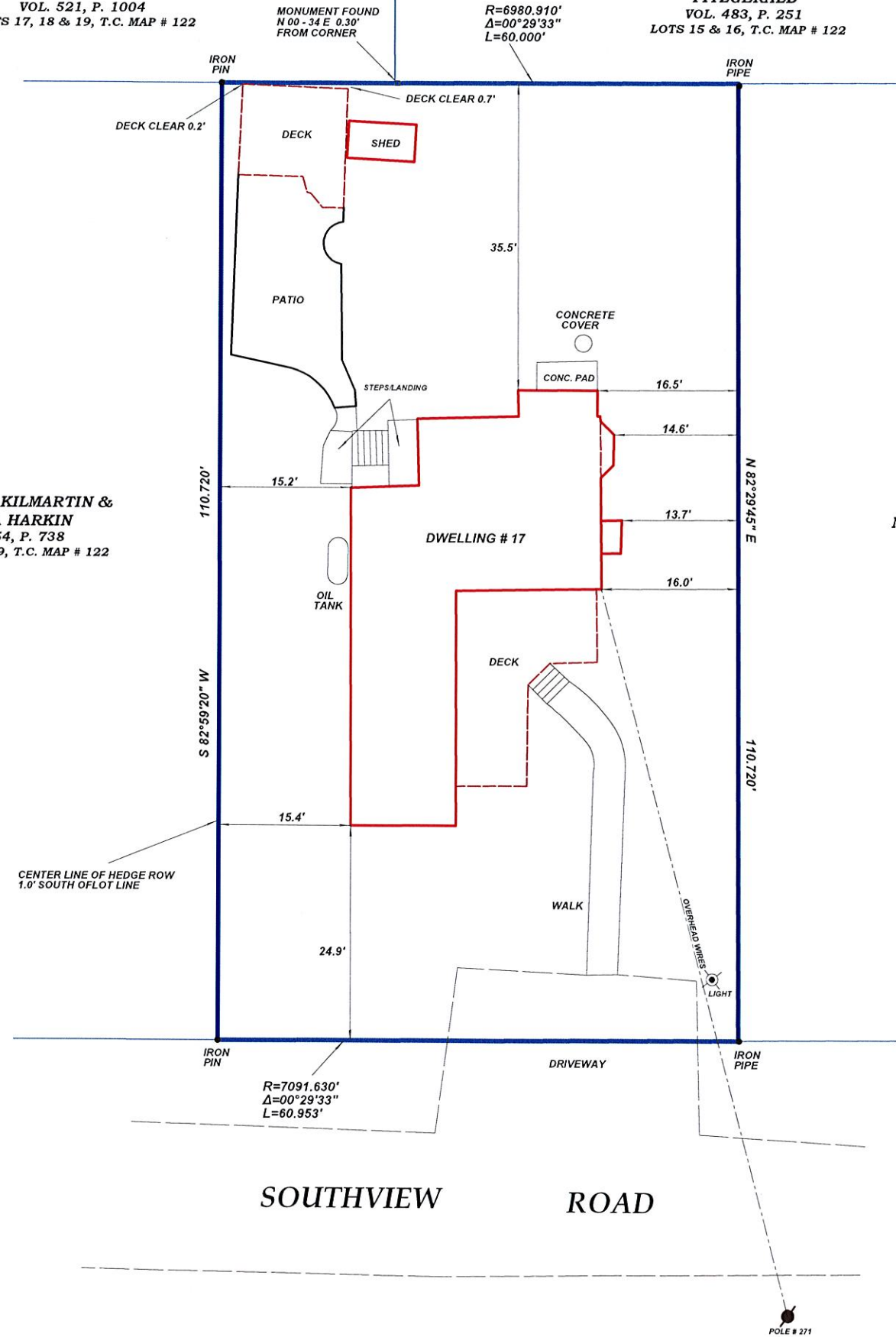
At the first level the current two small bedrooms will be converted into a Master Suite. Master suite bathroom will have Toilet/Sink and shower. The Second bedroom will be relocated to the Second Floor (1/2 Story) with closet and an additional Bathroom with Toilet/Sink and Shower. New Kitchen Cabinets and Granite countertop. Hardy Plank Siding/White PVC Trim and 400 Series Andersen Windows. Remove existing finishes throughout existing structure. Repair structural framing. Add new roof rafters as required. Replace existing windows/ Add egress windows at bedrooms/ New Kitchen/New Bathrooms/ New insulation/ Repair wall boards as required/Paint repaired walls and replace doors as required..

N/F ETHEL A. & RONALD W.
KERN, trustees
VOL. 521, P. 1004
LOTS 17, 18 & 19, T.C. MAP # 122

N/F EDWARD J. & DIANE M.
FITZGERALD
VOL. 483, P. 251
LOTS 15 & 16, T.C. MAP # 122

N/F RYAN J. KILMARTIN &
AMANDA HARKIN
VOL. 554, P. 738
LOTS 18 & 19, T.C. MAP # 122

N/F PHILIP W. NARYNIECKI LIVING TRUST
VOL. 366, P. 1063
LOTS 15 & 16, T.C. MAP # 122



IMPERVIOUS COVERAGE:
DWELLING, DRIVEWAY, WALK, CONCRETE PAD,
CONCRETE COVER, PATIO, STEPS/LANDING
= 1,640.1 sq. ft. = 24.49 %

ZONING LOCATION SURVEY

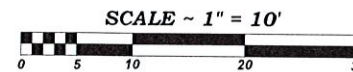
PREPARED FOR
THE ESTATE OF JUDITH A. THOMPSON

7 SOUTHVIEW ROAD
NEW FAIRFIELD, CONNECTICUT

AREA = 6,696 SQUARE FEET
= 0.154 ACRES

ZONE ~ R 44

MAY 24, 2023



THIS SURVEY WAS PREPARED PURSUANT TO THE
REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION
20-300b-1 THROUGH 20-300b-20 OF THE "STANDARDS FOR
SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS
ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND
SURVEYORS, INC. ON SEPTEMBER 26, 1996.

TYPE OF SURVEY ~ "ZONING LOCATION SURVEY"

BOUNDARY DETERMINATION CATEGORY ~ "DEPENDENT RE SURVEY"

CLASS OF ACCURACY ~ "A-2" LOT 17, T.C. MAP # 122

TO THE BEST OF MY KNOWLEDGE AND BELIEF
THIS MAP AND SURVEY ARE SUBSTANTIALLY
CORRECT AS NOTED HEREON.

MICHAEL J. RIORDAN
LICENSED LAND SURVEYOR, REG. # 14666
RIORDAN LAND SURVEYING
385 MAIN STREET SOUTH SUITE 217
SOUTHURY, CT. 06488
203-263-2727, FAX 263-4139

ZONING BOARD OF APPEALS
MAY 19 2023
PROPOSAL

