

APPLICATION OR APEAL#: 46-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Caren Carpenter
Mailing Address: 2 Elwell Road
New Fairfield, CT Phone#: 203 648-0375
Email: carenecarpenter@gmail.com

2) Premises located at: 22 Ridge Road on the (N S E W) (W) side of the street
at approx. 0 feet (N S E W) from Laurel Lane (nearest intersecting road).

3) Property Owner Name: John & Mary Morris
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 5 Lot No.: 39

5) Zone in which property is located: R 44 Area of Lot: .24 acres

6) Dimensions of Lot: Frontage: 75' Average Depth: 142'

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: Requesting to add a new roof over existing one story house & patio 4.5' higher than the existing. Reconstruction of damaged deck from macroburst in same foot print.
Hardship: Pre-existing non-conforming narrow lot

#6

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: _____ Rear to: 50 to 29.4
left Side to: 20' to 17.8' right Side to: 20' to 19.4

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

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: 9/21/23
received
9-21-2023

ZONING BOARD OF
OCT 19 2023
PROPOSAL

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: September 26, 2023

PROPERTY OWNER: John & Mary Morris

PROPERTY ADDRESS: 22 Ridge Road

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 **MAP:** 15 **BLOCK:** 5 **LOT:** 39

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+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

Mary Morris

John B. Morris and Mary Morris Revocable Trust

22 Ridge Road

New Fairfield, CT 06812

RE: Agent Authorization

The undersigned, registered property owner of the above property, does hereby authorize Caren Carpenter, Registered Architect, of 2 Ewell Road, New Fairfield, CT 06812, to act on our 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, but not limited to, working with a surveyor to finalize lot maps.

Mary Morris

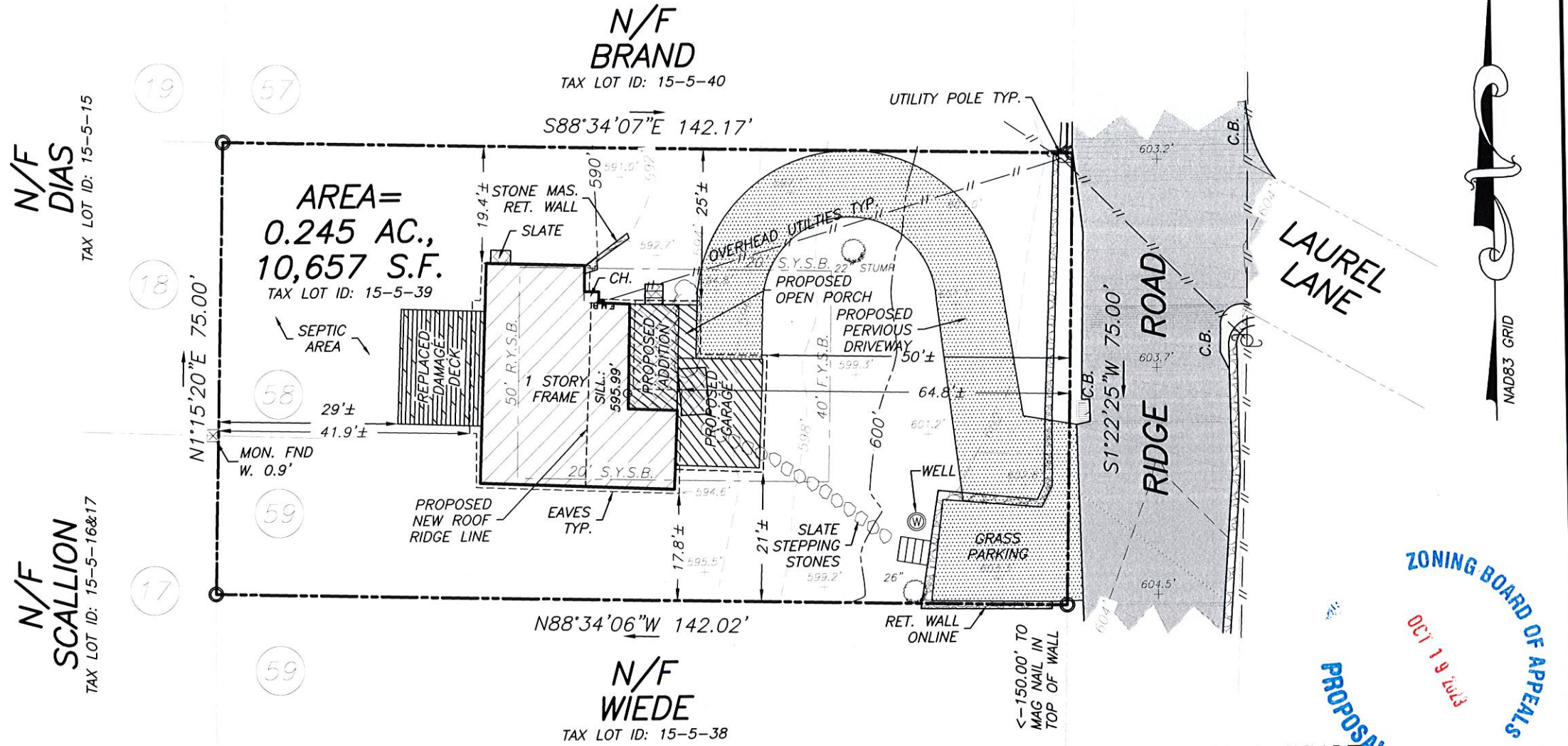
Mary Morris

August 31, 2023



MAP REFERENCES:

- 24 RIDGE ROAD: SURVEY PREPARED BY B&B LAND SURVEYING DATED 2/6/2012
- 20 RIDGE ROAD: SURVEY PREPARED BY C. JAMES OSBORNE JR. DATED 5/12/1986
- 37 SUNSET TRAIL: SURVEY PREPARED BY CHARLES C. FARNSWORTH DATED 7/29/2003
- 39 SUNSET TRAIL: SURVEY PREPARED BY CHARLES C. FARNSWORTH DATED 6/30/2003



CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A LIMITED BOUNDARY/PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 126 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS. THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR VERTICAL ACCURACY FOR CLASS T-2 SURVEYS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

ZONING TABLE - R44 (ZONE 1)					
	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%		
TOWN REQ.	43560	2131 20.0%	2664 25.0%		
EXISTING	10657	954 9.0%	1304 12.2%		
PROPOSED	10657	1377 12.9%	1547 14.5%		

PARTIAL TOPOGRAPHIC PROPERTY SURVEY
PREPARED FOR
JOHN & MARY MORRIS
BEING
LOT 58 & THE NORTHERLY 1/2 OF LOT 59
(T.C. MAP No. 126)
ALSO KNOWN AS
22 RIDGE ROAD
SITUATE IN THE

TOWN OF NEW FAIRFIELD **FAIRFIELD CO., CT.**
SCALE: 1" = 20' **AUGUST 16, 2023**
COPYRIGHT © 2022 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

EVAN J. FOGLE, P.L.S. CT. LICENSE NO. 70432



REVISIONS

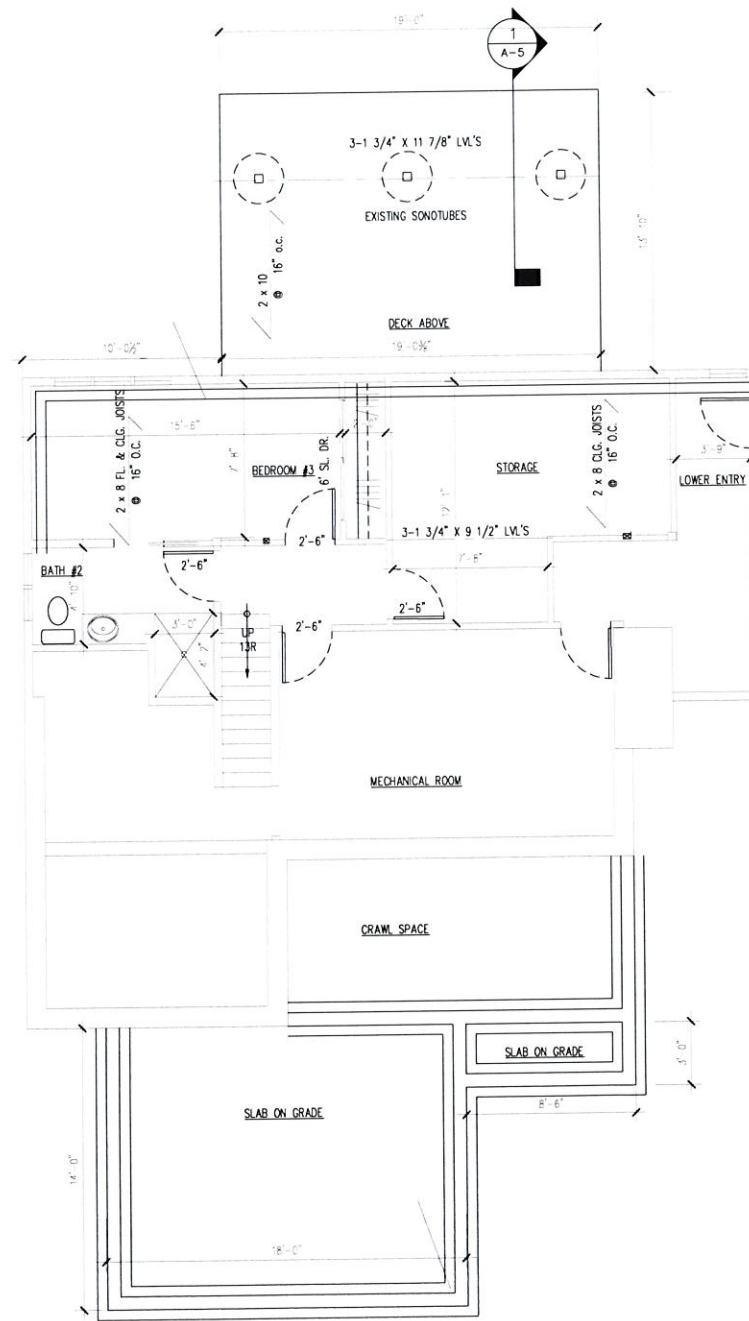
DATE	DESCRIPTION	BY
9/19/23	ADD PROPOSED AND CALCULATIONS	EF

MAP NOTES

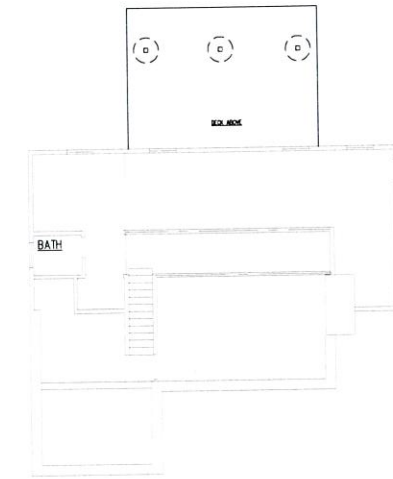
- THIS SURVEY WAS ORIGINALLY CONDUCTED ON THE GROUND ON AUGUST, 16 2023.
- PROPERTY LOCATED IN ZONE 1 (R44) ZONING DISTRICT.
- PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
- REFERENCES MADE TO TOWN CLERK MAP No. 126 AS WELL AS BOOK 374 PAGE 684.
- OFFSETS SHOWN HEREON REFER TO THE BUILDING EAVES U.O.N.
- VERTICAL DATUM: NAVD88 GEOID 18B GNSS DERIVED
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.

FIELD PARTY: SS DRAWN BY: EF CHECKED BY: EF

JOB NO. 15-5-39 (22 RIDGE ROAD 2023)





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

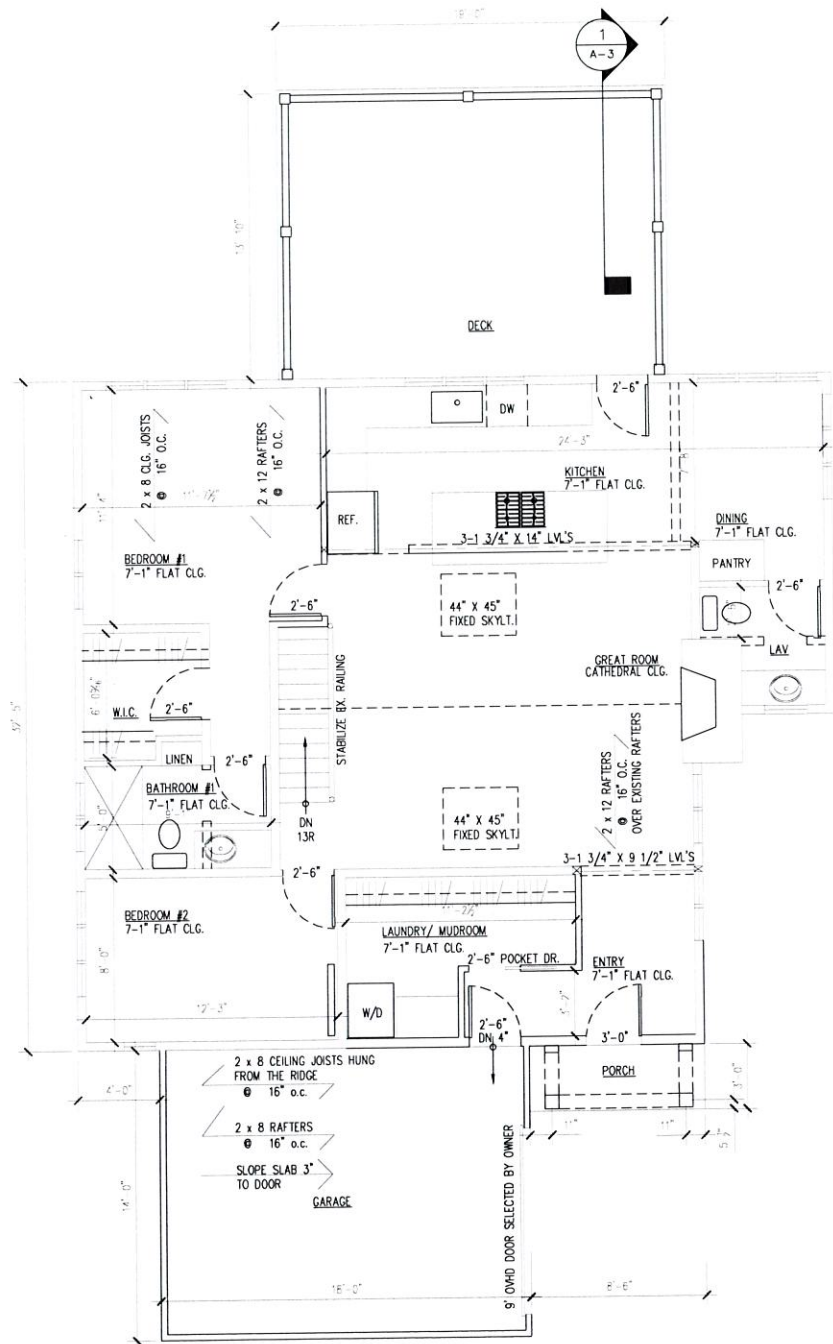


EXISTING BASMENT PLAN
SCALE: 1/8" = 1'-0"

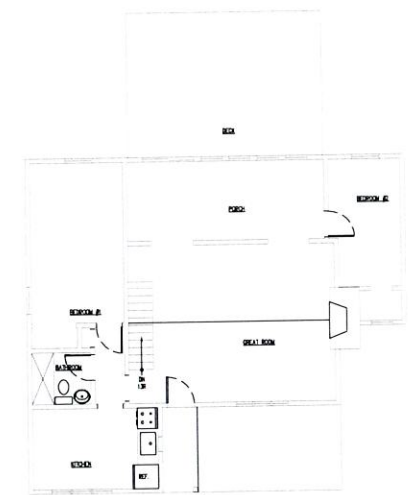
ZONING BOARD OF APPEALS
OCT 19 2023
PROPOSAL



ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for:		
	MORRIS FAMILY 22 RIDGE ROAD, NEW FAIRFIELD, CT 06812		
	BASEMENT PLAN, WINDOW SCHEDULE BUILDING SECTION & 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: carencarpenter@gmail.com		DRAWING NO.: A-1



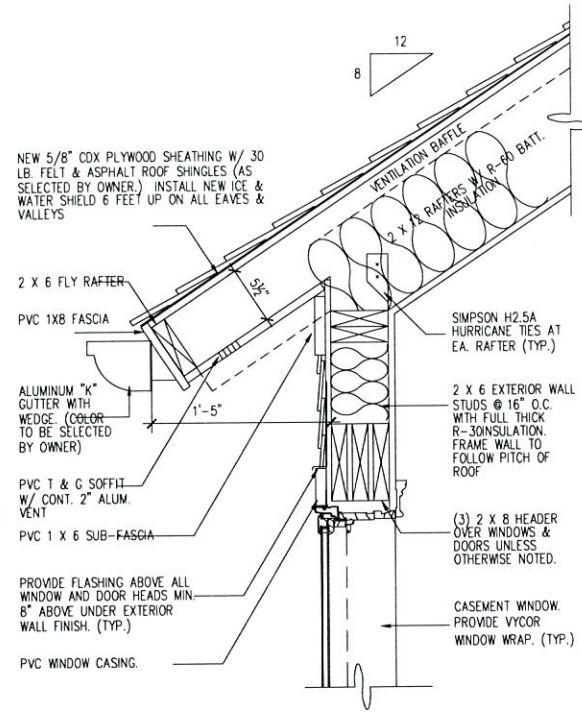
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



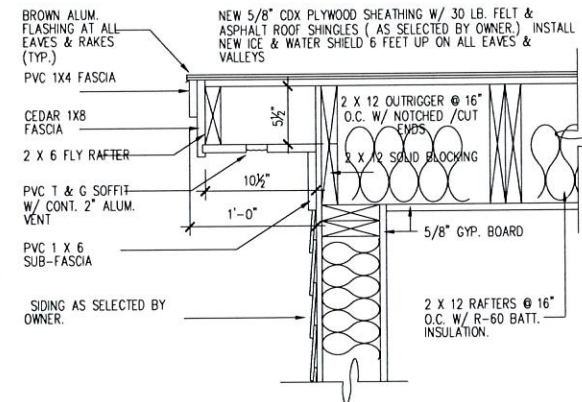
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROPOSAL

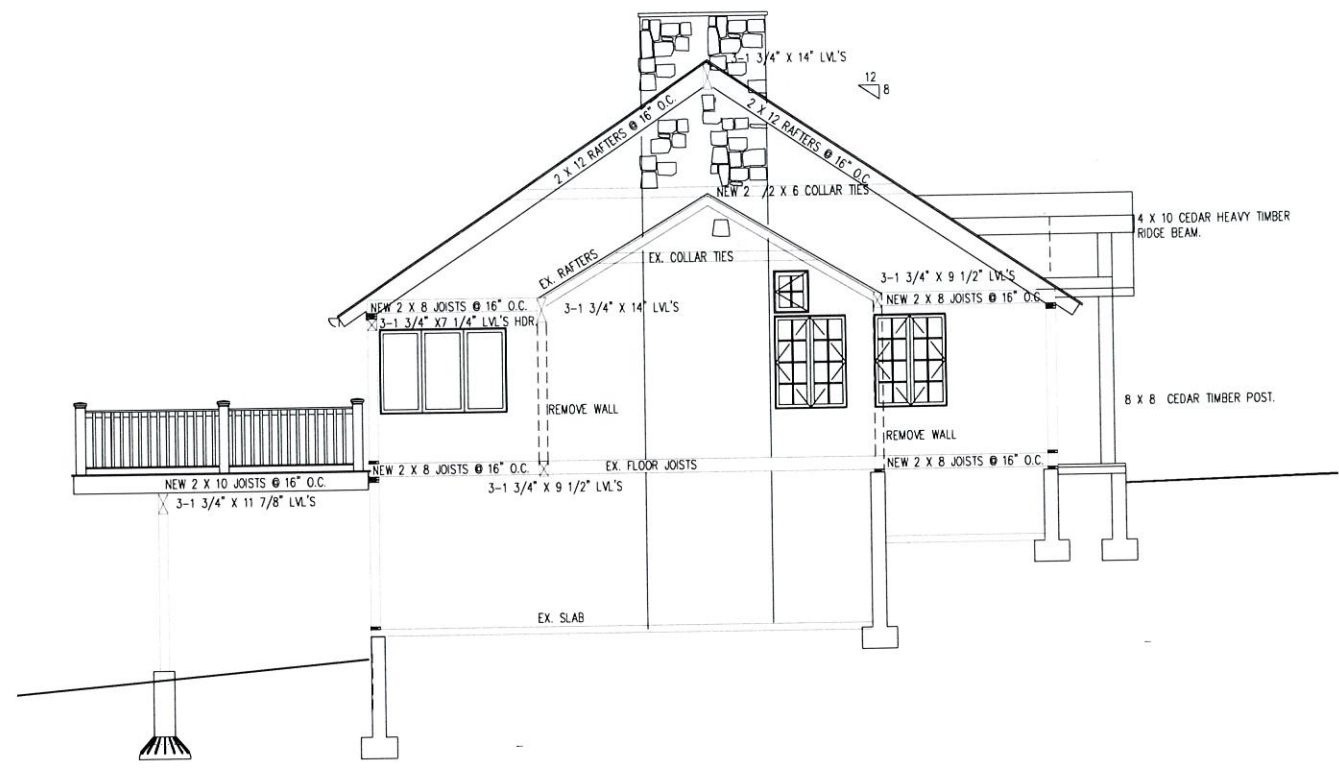
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for:		
	MORRIS FAMILY 22 RIDGE ROAD, NEW FAIRFIELD, CT 06812		
	FIRST FLOOR PLAN & EXIST. PLANS		DRAWN BY: CCC
	SCALE: AS NOTED		CHECKED BY: CCC
	 CAREN CARPENTER ARCHITECT ARCHITECTURE 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	DRAWING NO.:	
		A-2	



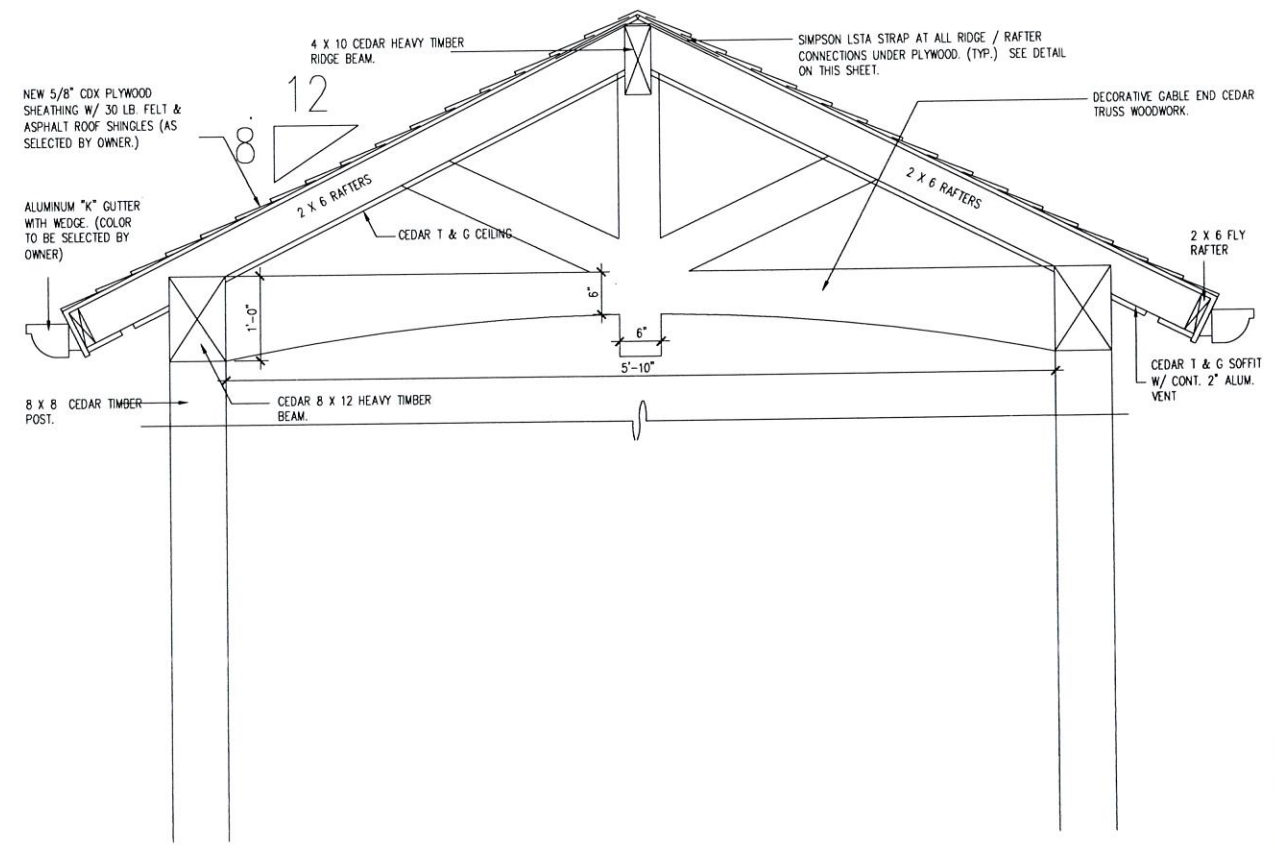
1 TYPICAL CORNICE DETAIL
SCALE: 1-1/2" = 1'-0"



2 TYPICAL RAKE DETAIL
SCALE: 1-1/2" = 1'-0"




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

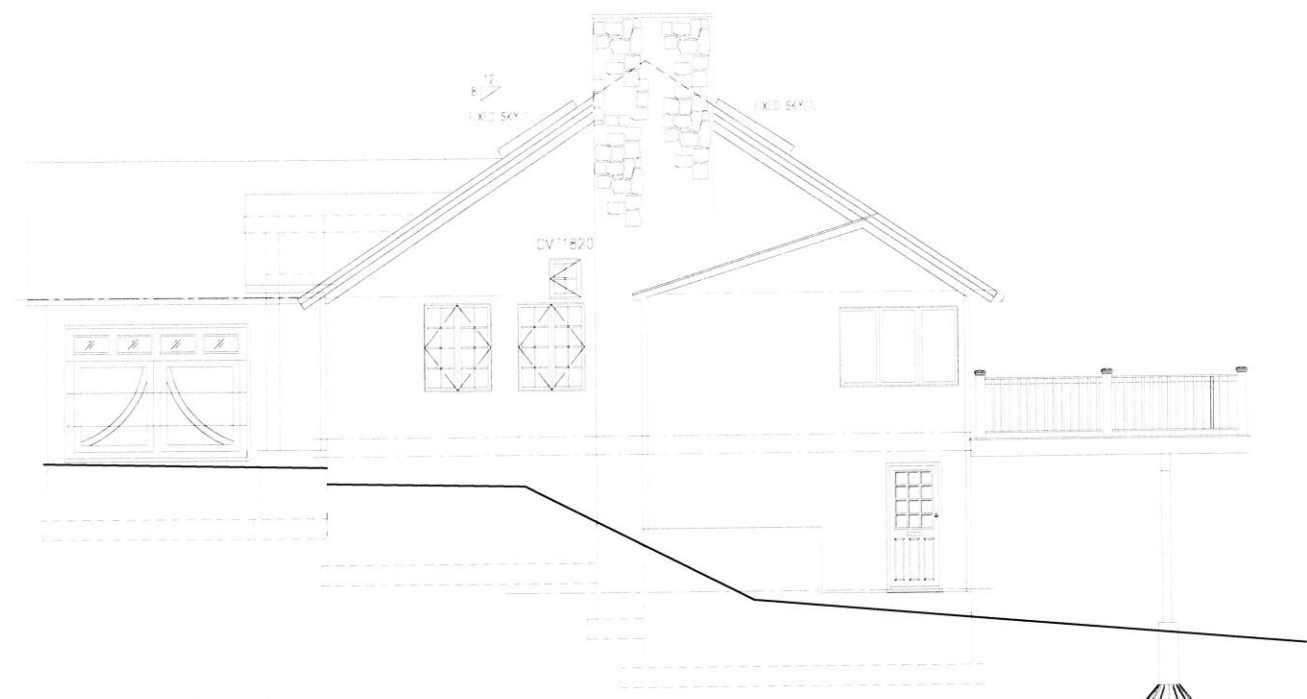


3 PORCH ROOF CANOPY SECTION DETAIL
SCALE: 1" = 1'-0"

ZONING BOARD OF APPEALS
OCT 19 2023
PROPOSAL

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MORRIS FAMILY 22 RIDGE ROAD, NEW FAIRFIELD, CT 06812		DRAWN BY: CCC
	BUILDING SECTION & DETAILS SCALE: AS NOTED		CHECKED BY: CCC
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		DRAWING NO.:
			A-3

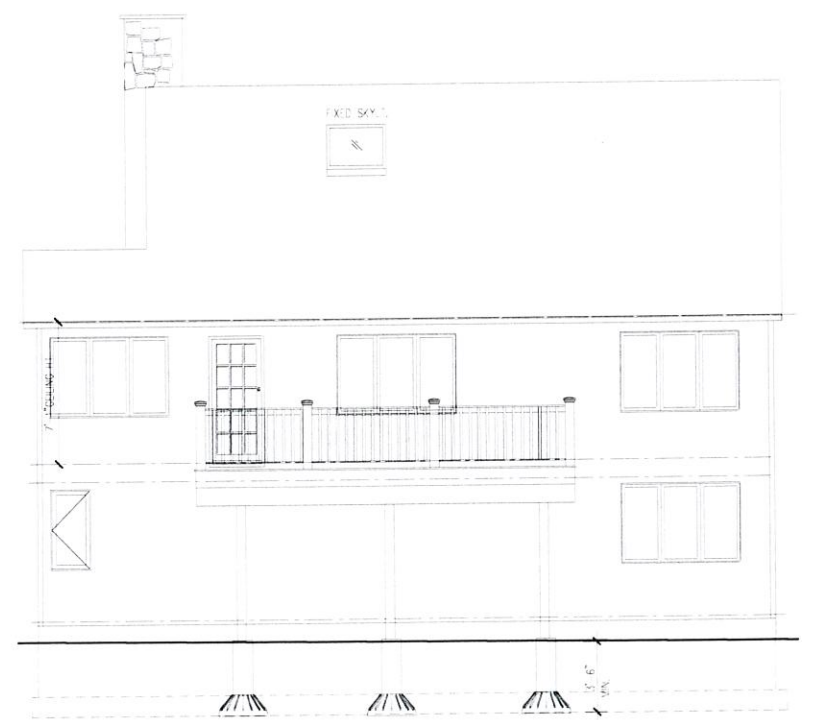
FILE NAME:
PLOT SCALE:



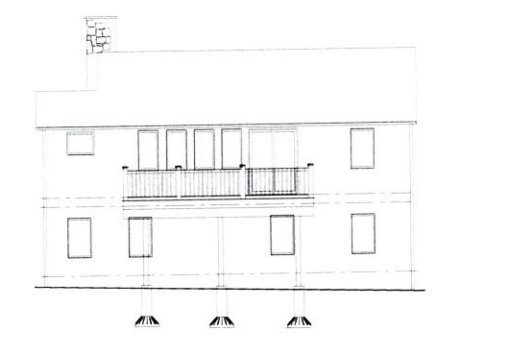
PROPOSED SDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



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



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

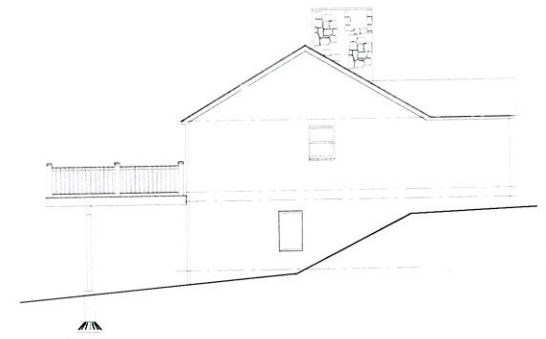
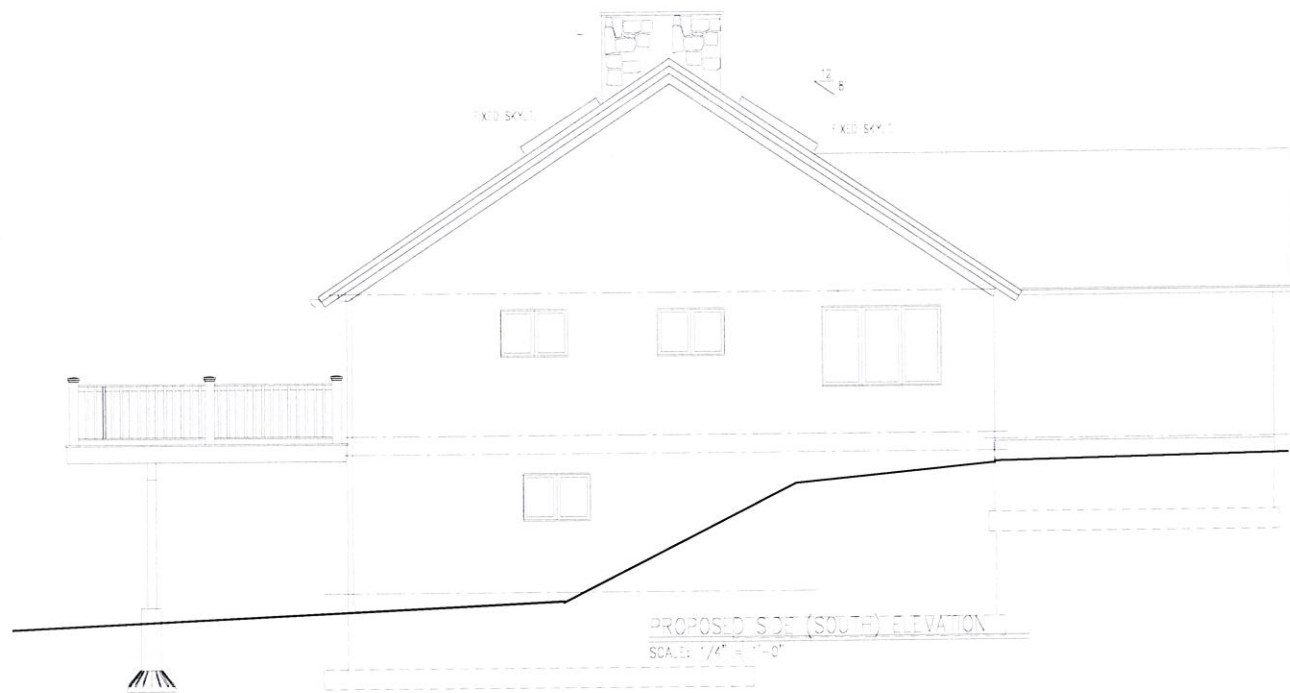
ZONING BOARD OF APPEALS

OCT 19 2023

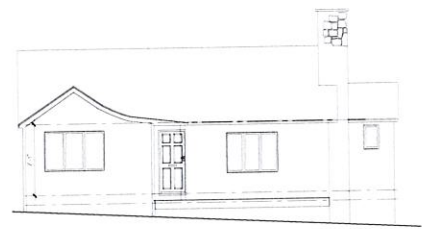
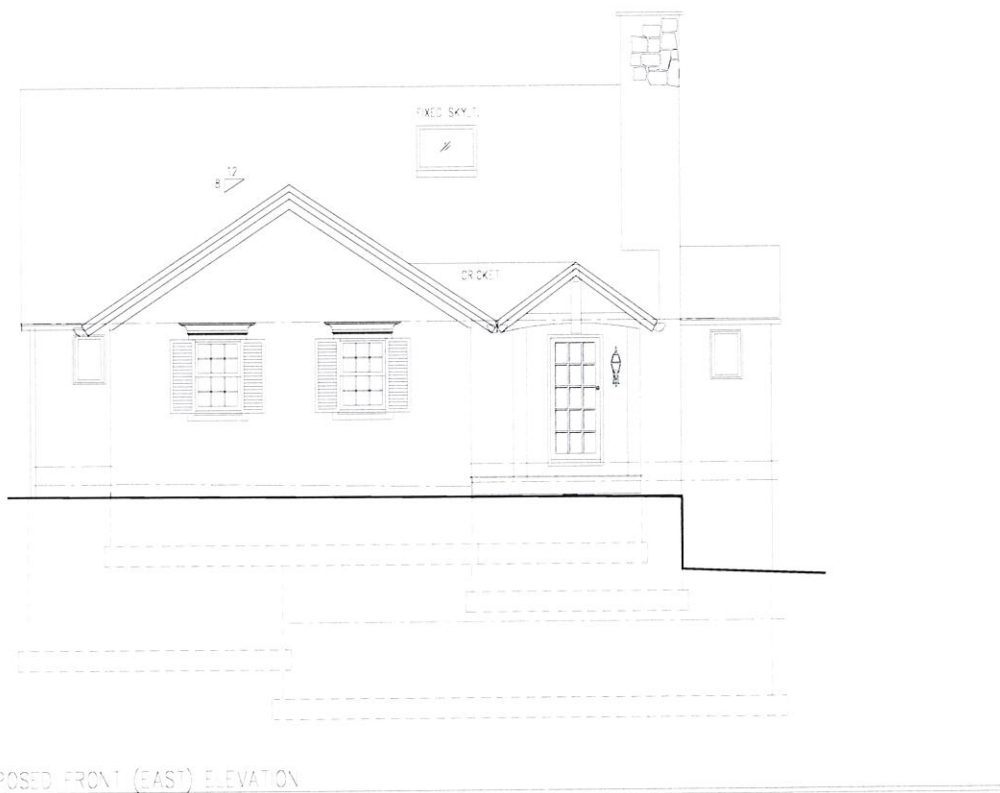
PROPOSAL

ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MORRIS FAMILY 22 RIDGE ROAD, NEW FAIRFIELD, CT 06812		
EXTERIOR ELEVATIONS & DECK DETAILS SCALE AS NOTED	DRAWN BY: CCC CHECKED BY: CCC DRAW NO. NO.:	
 CAREN CARPENTER ARCHITECT 211 WOLF ROAD, NEW FAIRFIELD, NY 06812 TEL: (203) 646-0375 EMAIL: carencarpenter@gmail.com	A-4	

FILE NAME:
PROJECT SCALE:




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



EXISTING FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSAL
ZONING BOARD OF APPEALS
OCT 19 2023

SHEET NO. 15 DATE:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MORRIS T. ... 22 RIDGE ROAD, NEW FAIRFIELD, CT 06812		DRAWN BY: CCC
	EXTERIOR ELEVATIONS		CHECKED BY: CCC
	SCALE: AS NOTED		DRAWING NO.:
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		A-5