

APPLICATION OR APEAL#: 47-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Julio L Macancela
Mailing Address: 39 shelden st danbury ct 06810
Phone#: (203) 733-9447
Email: Liomac@hotmail.com

2) Premises located at: 11 Cypress St. on the (N S/E/W) side of the street
at approx. 70' feet (N S/E/W) from Maintain Rd (nearest intersecting road).

3) Property Owner Name: Julio L Macancela
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 44 Block No.: 2 Lot No.: 16-17

5) Zone in which property is located: R-44 Area of Lot: 358 AC.

6) Dimensions of Lot: Frontage: 120' Average Depth: 115'

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? Sherman

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: I'm trying to add 2 bedrooms upstairs and 1 full bathroom, a deck on back and add dining room over existing deck on the side of the house

Hardship: one existing narrow lot with significant slope and a ledge altered way

11) Date of Zoning Commission Denial: October 24, 2023

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

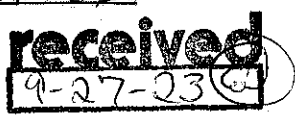
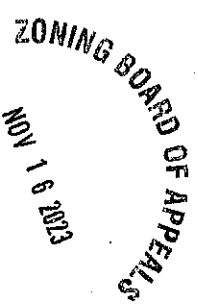
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 31' Rear to: N/R
Side to: N/R Side to: N/R

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: [Signature] DATE: 9-27-23



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: October 24, 2023

PROPERTY OWNER: Julio L. Macancela

PROPERTY ADDRESS: 11 Cypress Street

APPLICANT/AGENT: Julio L. Macancela

MAILING ADDRESS: 11 Cypress Street

ZONING DISTRICT: R-44 MAP: 44 BLOCK: 2 LOT: 16-17

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)

3.2.11-Minimum Lot Dimensions \ **Julio L Macancela**

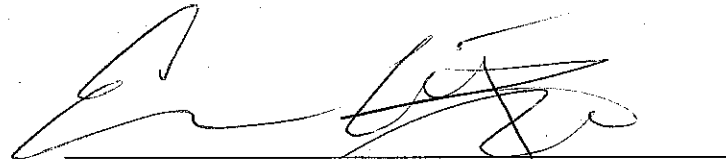
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

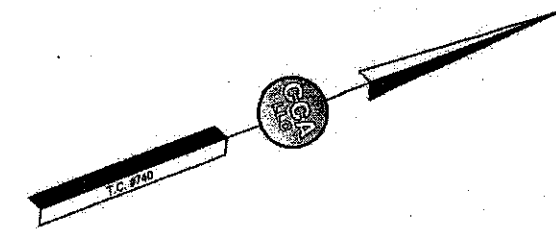
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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

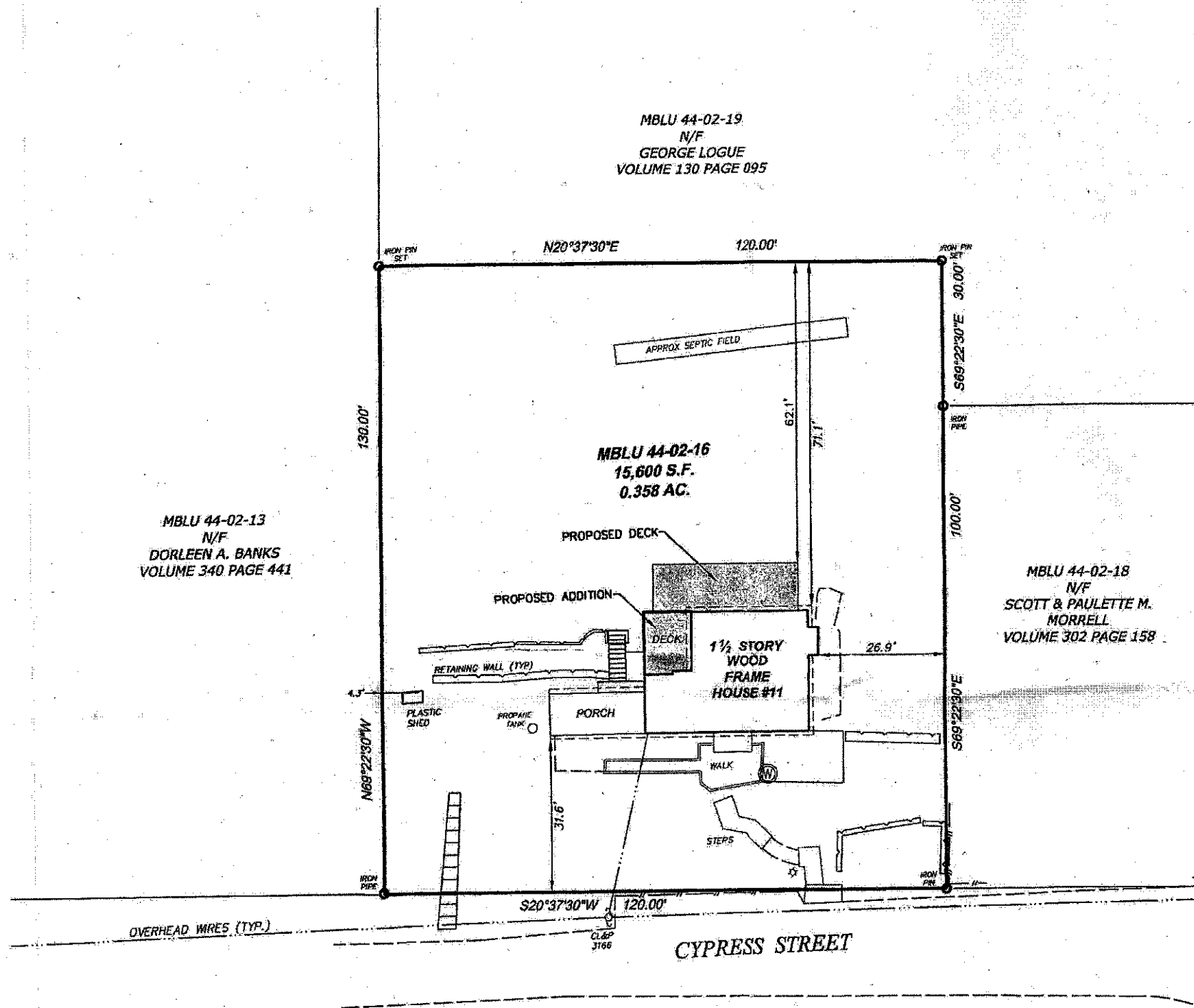


MBLU 44-02-19
N/F
GEORGE LOGUE
VOLUME 130 PAGE 095

MBLU 44-02-13
N/F
DORLEEN A. BANKS
VOLUME 340 PAGE 441

MBLU 44-02-18
N/F
SCOTT & PAULETTE M.
MORRELL
VOLUME 302 PAGE 158

MBLU 44-02-16
15,600 S.F.
0.358 AC.



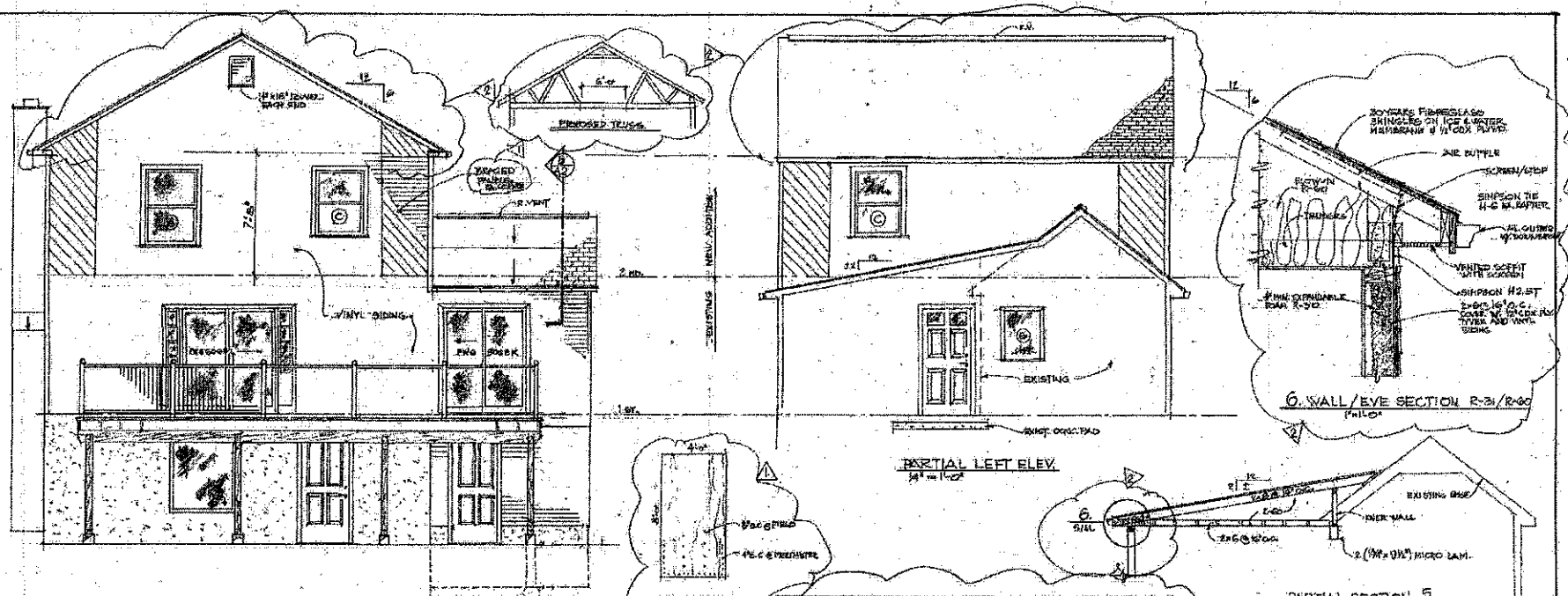
ZONING BOARD OF APPEALS
NOV 16 2023
PROPOSAL

NOTES:

1. THE SUBJECT PROPERTY LIES IN THE R-44 ZONE.
2. ALL MONUMENTATION FOUND OR SET DEPICTED HEREON.
3. SEPTIC LOCATION TAKEN FROM ASBUILT ON FILE IN THE NEW FAIRFIELD HEALTH DEPARTMENT.
4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS

EXISTING BUILDING COVERAGE = 782 S.F., 5.01%
PROPOSED BUILDING COVERAGE = 910 S.F., 5.83%
EXISTING IMPERVIOUS = 1,429 S.F., 9.16%
PROPOSED IMPERVIOUS COVERAGE = 1,557 S.F., 9.98%

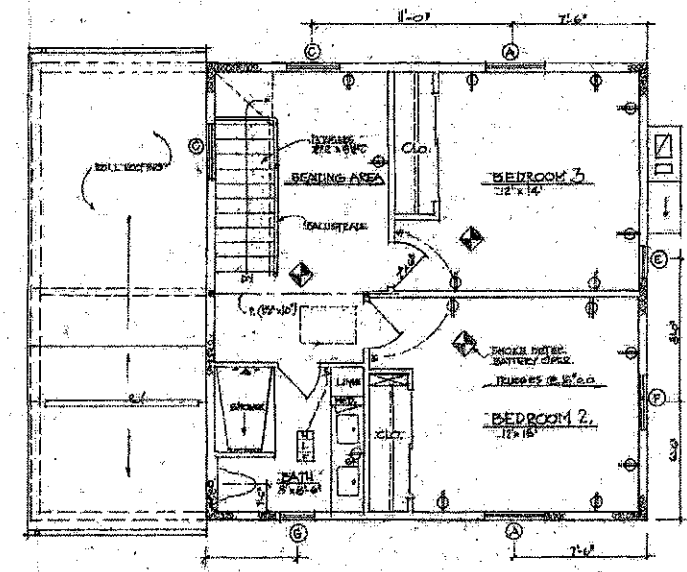
DATE	DESCRIPTION
	PROPOSED ZONING LOCATION SURVEY PREPARED FOR JULIO MACANCELA MBLU 44-02-16 LOT NO'S 310-311 CANDLELANDS ~ SECTIONS B & C 11 CYPRESS STREET NEW FAIRFIELD, CONNECTICUT
Date: 08/23/2023	
Scale: 1"=20'	



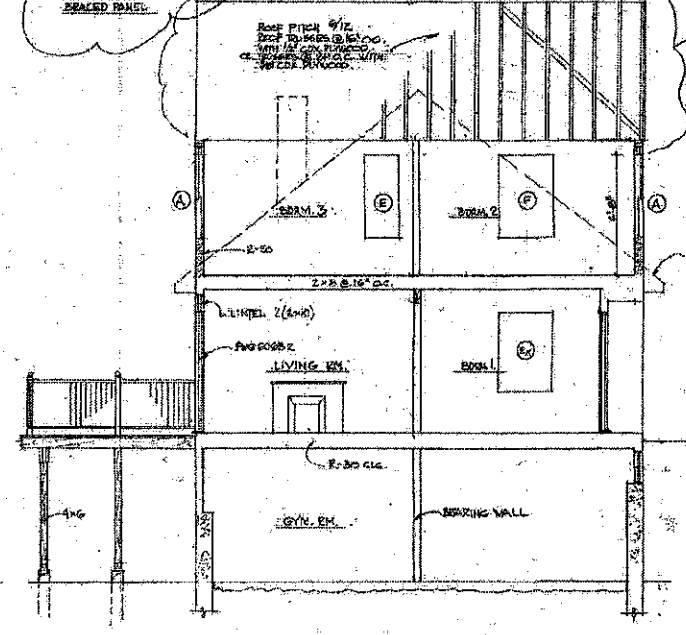
REAR ELEVATION
1/8" = 1'-0"

PARTIAL LEFT ELEV.
1/8" = 1'-0"

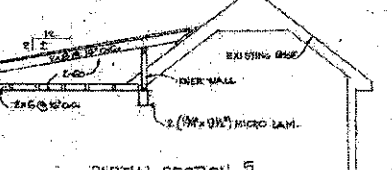
6. WALL/EAVE SECTION R-31/R-30
1/8" = 1'-0"



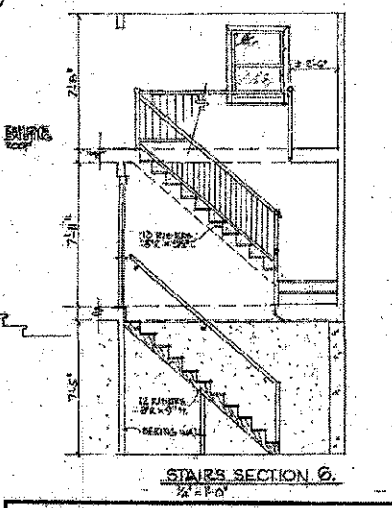
SECOND FLOOR PLAN
1/8" = 1'-0"



SECTION 4
1/8" = 1'-0"



PARTIAL SECTION 5
1/8" = 1'-0"

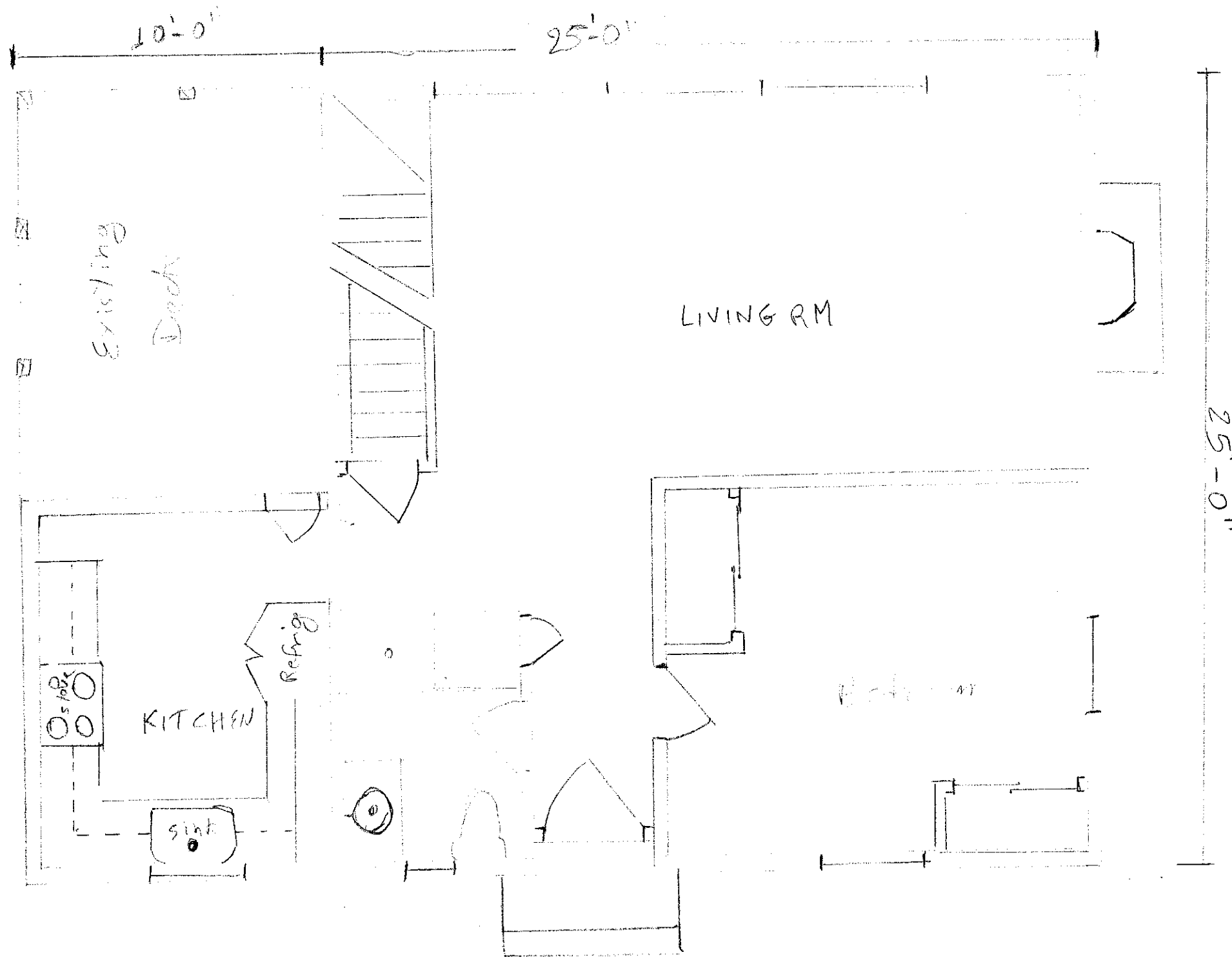


STAIRS SECTION 6
1/8" = 1'-0"

RESTORATION & ADDITION		DRWG. TITLE	DRWG. NO.
11 OLYMPUS ST. NEW FAIRFIELD, CT		SECOND FL PLAN, SECTIONS	A-2
OWNER: LEO MACANCELA		SCALE: AS NOTED	2 OF 2
DATE: 5-23	DATE: 5-23	DATE: 5-23	DATE: 5-23
AUG 3-23	JUL 5-23		

ZONING BOARD OF APPEALS
NOV 1 6 2023
PROPOSAL

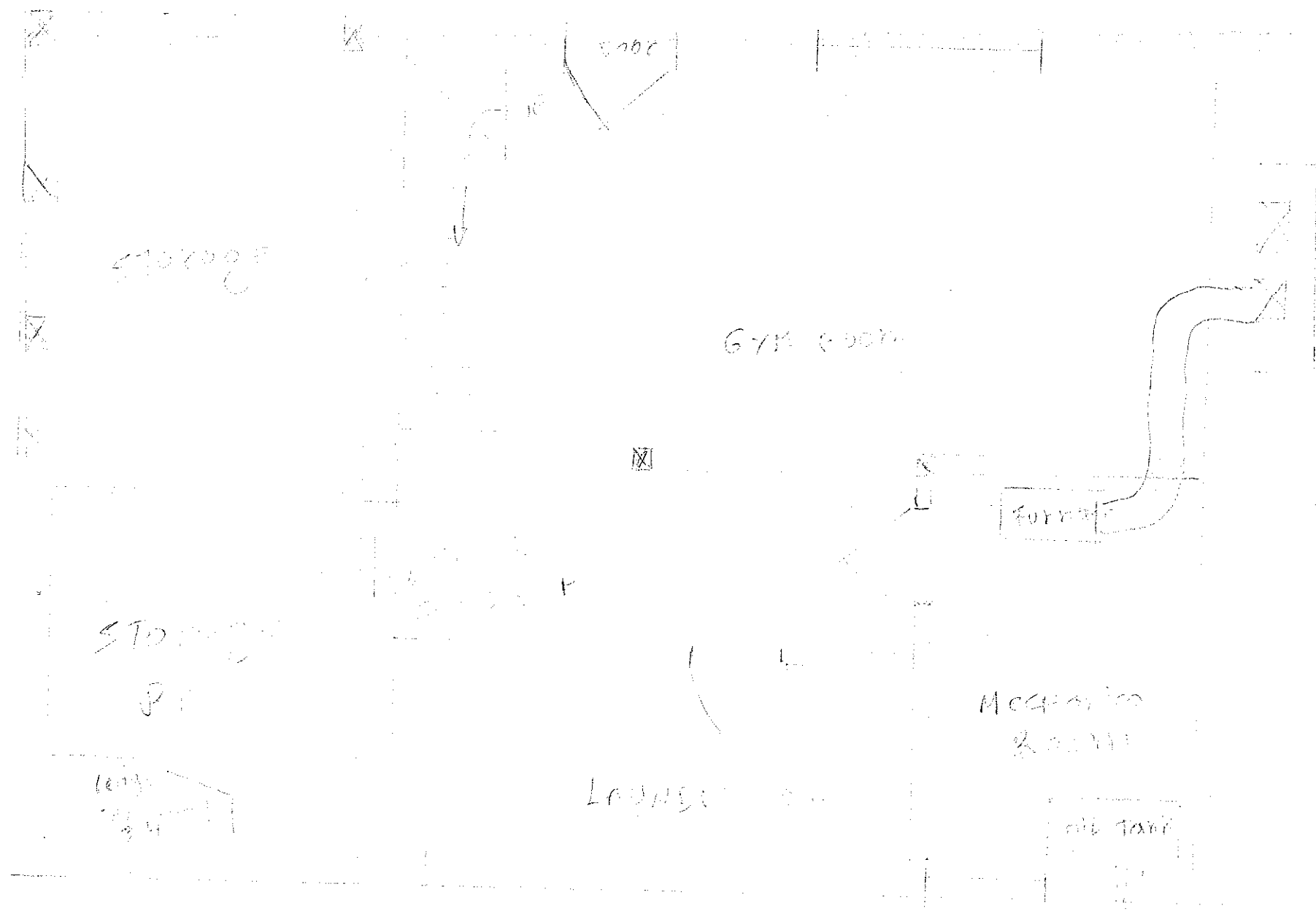
ZONING BOARD OF APPEALS
NOV 1 6 2023
PROPOSAL



Existing first floor

ZONING BOARD OF APPEALS
 NOV 16 2023
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RESTORATION & ADDITION
 11 CYPRESS ST NEW FAIRFIELD CT
 Julio Maroncello
 (903) 733-9447



ZONING BOARD OF APPEALS

NOV 16 2023

PROPOSAL

3-11-23

Restoration & Addition
 11 exercises at New Saddle
 Club Mountain