

APPLICATION OR APEAL#: 48-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Jake Danziger
Mailing Address: 5 Stonewall Ridge Road
Newtown, CT 06470 Phone#: (203) 364-7202
Email: kjdanziger@gmail.com

2) Premises located at: 51 Knollcrest Road on the (N SE W) side of the street
at approx. 700 feet (N SE W) from Route 39 (nearest intersecting road).

3) Property Owner Name: James & Jamie Roddy

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 85

5) Zone in which property is located: R44 Area of Lot: 2.938

6) Dimensions of Lot: Frontage: 180.14 Average Depth: 890

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If so, give dates and application numbers: #36-23 September 21, 2023, and withdrawn October 19, 2023

10) Proposal for which variance is requested: Construct a 28' x 30' x approx. 12' high Pergola on a recently completed patio.

Hardship: Pergola exceeds dimensions per 3.0.9c. A pergola was originally proposed when applicant applied for and received special zoning permit SP-22-016 - 6/1/2022

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

12) Variance(s) Requested: USE DIMENSIONAL

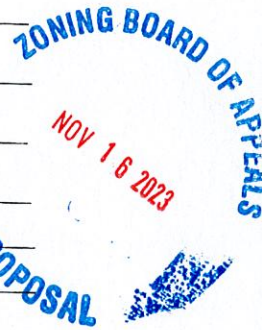
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: _____ Rear to: _____
Side to: _____ Side to: _____

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: [Signature] DATE: 10/16/23



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: October 24, 2024

PROPERTY OWNER: James & Jamie Roddy

PROPERTY ADDRESS: 51 Knollcrest Road

APPLICANT/AGENT: Jake Danziger

MAILING ADDRESS: 5 Stonewall Ridge Road, Newtown, CT 06470

ZONING DISTRICT: R-44 **MAP:** 10 **BLOCK:** 3 **LOT:** 85+1

Please be advised that Mr. & Mrs. Roddy would like toSee ZBA Application.


Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:
3.0.9-Pergolas (A, B, C, D, 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

James P. Roddy
51 Knollcrest Road
New Fairfield, CT 06812

January 28, 2022

Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812-5608

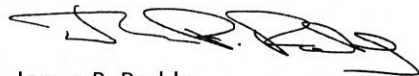
Attn.: All Municipal Departments

RE: 51 Knollcrest Road
New Fairfield, CT
Letter of Authorization

To whom it may concern:

I hereby authorize CCA, LLC and Jake Danziger, to represent me as Land Use Agents for all applications in connection with my property located at 51 Knollcrest Road, New Fairfield, Connecticut.

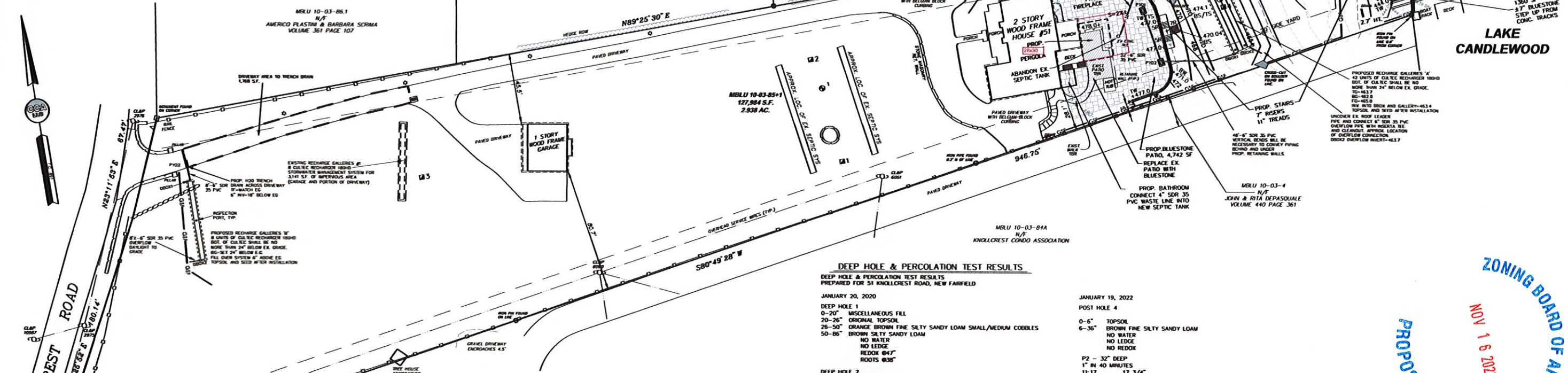
Sincerely,



James P. Roddy
Owner of Record

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY CCA, LLC.
 - VERTICAL DATUM IS BASED ON CLAP ROCKY RIVER VERTICAL DATUM.
 - PANEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 80 OF 526, EFFECTIVE DATE, JUNE 18, 2010.
 - STRICT ADHERENCE TO ALL OSHA, TOWN OF NEW FAIRFIELD AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
 - CONSTRUCTION IS EXPECTED TO BEGIN UPON RECEIPT OF PROPER PERMITS.
 - ALL UTILITIES TO BE INSTALLED UNDERGROUND AND IN THE LOCATIONS AS TO BE DETERMINED BY EACH UTILITY COMPANY.
 - ALL LANDSCAPED AREAS TO BE MULCHED.
 - CONTRACTOR IS RESPONSIBLE TO CONTACT "CALL BEFORE YOU DIG".
 - DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTIONS.
 - SPARE EROSION CONTROLS SHALL BE STORED ON SITE FOR EMERGENCY USE.
 - ALL DISTURBED AREAS TO BE TOPSOIL AND RESEED.
 - ANY RETAINING WALLS OVER 3' IN HEIGHT ARE TO BE DESIGNED AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CT. LICENSED PROFESSIONAL ENGINEER. PROPOSED RETAINING WALL ON THIS PLAN NEEDS A STRUCTURAL ENGINEERED PLAN AND A BUILDING PERMIT FROM THE TOWN.
 - NO WOOD RETAINING WALLS OVER 3' IN HEIGHT ARE ALLOWED.
 - UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED, THE SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-822-4455.
 - UNDERGROUND UTILITIES SHOWN AS MARKED IN THE FIELD BY CALL BEFORE YOU DIG. LOCATIONS TO BE VERIFIED BY APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" AT 1-800-822-4455 BEFORE ANY SITE WORK.
 - THE EROSION CONTROL LINE (ECL) IS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
 - HOURS OF OPERATION FOR ALL EARTH EXCAVATION/PLACEMENT TO OCCUR IN ACCORDANCE WITH TOWN OF NEW FAIRFIELD ZONING REGULATIONS.
 - CROSS SLOPE ON SIDEWALKS SHALL BE A MIN. OF 1/4" PER FOOT FROM BUILDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS.
 - METHODS OF CONSTRUCTION SHALL MEET TOWN OF NEW FAIRFIELD AND CONNECTICUT D.O.T. STANDARDS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.
 - ALL CATCH BASINS, MANHOLES, PIPING AND OTHER UTILITY COMPONENTS SHALL BE CAPABLE OF SUPPORTING H-20 TRAFFIC LOADINGS.
 - SEE SOIL REPORT FOR THE NRCS SOIL SURVEY AREA STOCKBRIDGE URBAN LAND COMPLEX.

LOT AREA = 127,984 S.F.
 REQUIRED EFFECTIVE IMPERVIOUS COVERAGE = 10% X 127,984 S.F. = 12,798 S.F.
 EXISTING IMPERVIOUS COVERAGE = 17,314 S.F. = 13.53%
 PROPOSED IMPERVIOUS COVERAGE = 21,702 S.F. = 16.96%
 EXISTING IMPERVIOUS AREA WITH EXISTING GALLERIES 'A' = 3,141 S.F.
 PROPOSED IMPERVIOUS AREA WITH PROPOSED GALLERIES 'A' = 4,742 S.F.
 PROPOSED IMPERVIOUS AREA WITH PROPOSED GALLERIES 'B' = 1,768 S.F.
 PROPOSED EFFECTIVE IMPERVIOUS COVERAGE = 21,702-3,141-4,742-1,768 = 12,051 S.F. OR 9.42%



DEEP HOLE & PERCOLATION TEST RESULTS

DEEP HOLE & PERCOLATION TEST RESULTS
 PREPARED FOR 51 KNOLLCREST ROAD, NEW FAIRFIELD

JANUARY 20, 2020

DEEP HOLE 1
 0-20" MISCELLANEOUS FILL
 20-26" ORIGINAL TOPSOIL
 26-50" ORANGE BROWN FINE SILTY SANDY LOAM SMALL/MEDIUM COBBLES
 50-86" BROWN SILTY SANDY LOAM
 NO LEDGE
 REDOX @ 47"
 ROOTS @ 36"

DEEP HOLE 2
 0-19" MISCELLANEOUS FILL
 19-26" ORIGINAL TOPSOIL
 26-60" ORANGE BROWN FINE SILTY SANDY LOAM MEDIUM/LARGE COBBLES
 60-82" BROWN SILTY SANDY LOAM
 NO WATER
 NO LEDGE
 REDOX @ 46"
 ROOTS @ 36"

DEEP HOLE 3
 0-12" TOPSOIL
 12-70" BROWN SILTY SANDY LOAM
 NO WATER
 NO LEDGE
 REDOX @ 42"
 ROOTS @ 30"

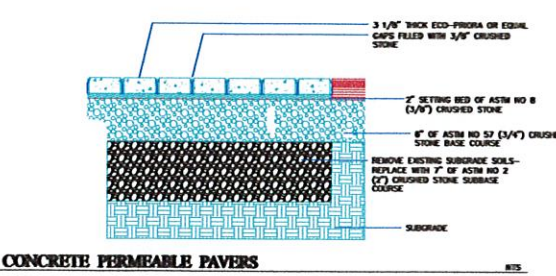
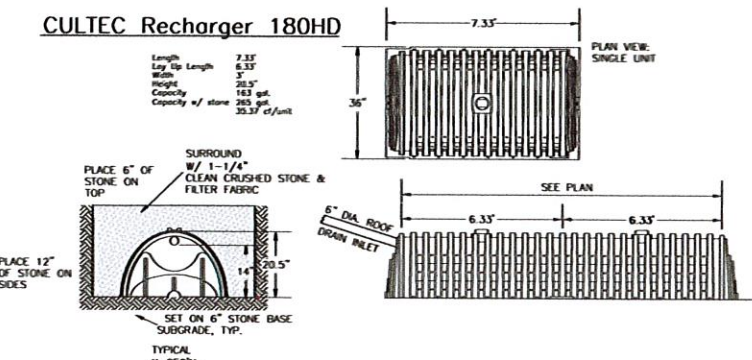
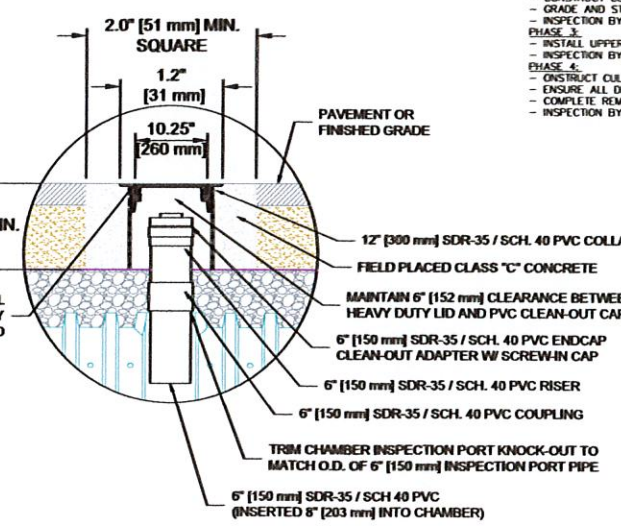
P1 - 42" DEEP
 1" IN 20 MINUTES
 10:58 5"
 11:08 5 3/4"
 11:18 6 1/4"
 11:28 6 3/4"
 11:38 7 1/4"
 11:48 7 3/4"
 11:58 8 1/4"

JANUARY 19, 2022
 POST HOLE 4

0-6" BROWN FINE SILTY SANDY LOAM
 NO WATER
 NO LEDGE
 NO REDOX

P2 - 32" DEEP
 1" IN 40 MINUTES
 11:17 17 3/4"
 11:27 18 1/8"
 11:37 18 1/2"
 11:47 19"
 11:57 19 1/2"
 12:07 19 7/8"
 12:17 20 1/8"

- CONSTRUCTION SEQUENCE:**
- PHASE 1:
 - OWNER/CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
 - INSTALL GEOTEXTILE SEDIMENT FENCE (GSF).
 - CONSTRUCT LOWER PERMEABLE PAVEMENT PATIO AND RETAINING WALL NEAR LAKE.
 - INSPECTION BY INLAND WETLANDS OFFICER REQUIRED BEFORE MOVING INTO NEXT PHASE.
- PHASE 2:
 - CONSTRUCT CULTEC GALLERIES BETWEEN LOWER PATIO AND UPPER PATIO AREA.
 - GRADE AND STABILIZE LAWN AREA.
 - INSPECTION BY INLAND WETLANDS OFFICER REQUIRED BEFORE MOVING INTO NEXT PHASE.
- PHASE 3:
 - INSTALL UPPER PATIO, RETAINING WALL, PERGOLA, OUTDOOR KITCHEN, SEPTIC TANKS AND BATHROOM.
 - INSPECTION BY INLAND WETLANDS OFFICER REQUIRED BEFORE MOVING INTO NEXT PHASE.
- PHASE 4:
 - CONSTRUCT CULTEC GALLERIES AND DRIVEWAY DRAINAGE ON EAST SIDE OF PROPERTY FOR DRIVEWAY RUNOFF.
 - ENSURE ALL DISTURBED AREAS ARE STABLE WITH GRASS AND DRIVEWAY IS REPAVED IN KIND.
 - COMPLETE REMAINING SITE CLEAN UP AND REMOVE EROSION CONTROLS.
 - INSPECTION BY INLAND WETLANDS OFFICER REQUIRED BEFORE CERTIFICATE OF OCCUPANCY.



ZONING BOARD OF APPEALS
 PROPOSAL
 NOV 16 2023

FOR REVIEW

DATE	DESCRIPTION

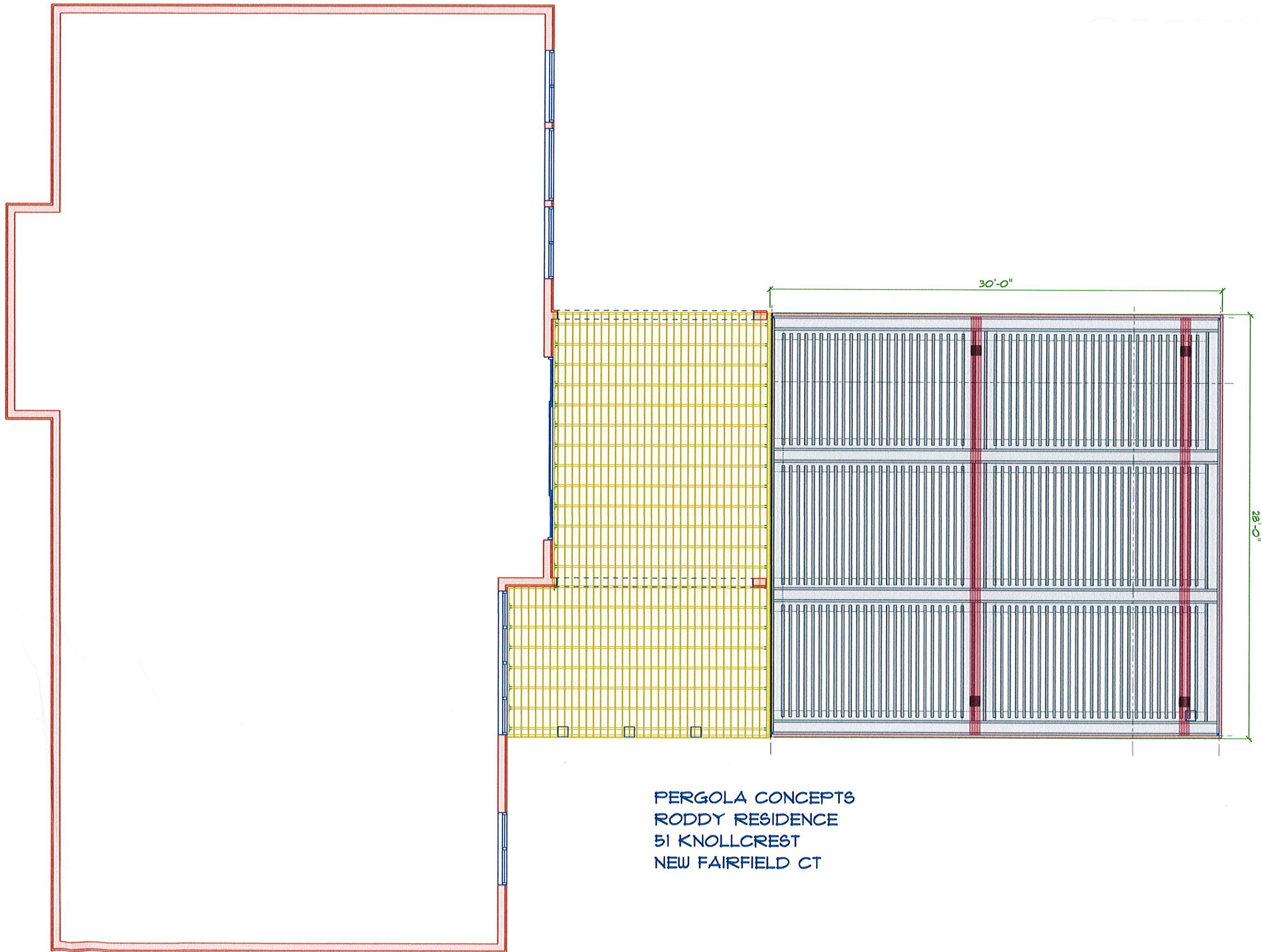
PRELIMINARY SITE PLAN
 PREPARED FOR
JAMES P. & JAIME L. RODDY
 MBLU 10-03-85+1
 51 KNOLLCREST ROAD
 NEW FAIRFIELD, CONNECTICUT

Scale: 1" = 30'
 Proj. No: 18-991
 File No: 3977
 Acad. No: 18091EP
 Sheet: P&P1
 Drawn by: NY/SCS

DATE: 01/25/2022

40 Old New Milford Road
 Brookfield, CT 06804
 (203) 775-0207
 www.ccaengineering.com

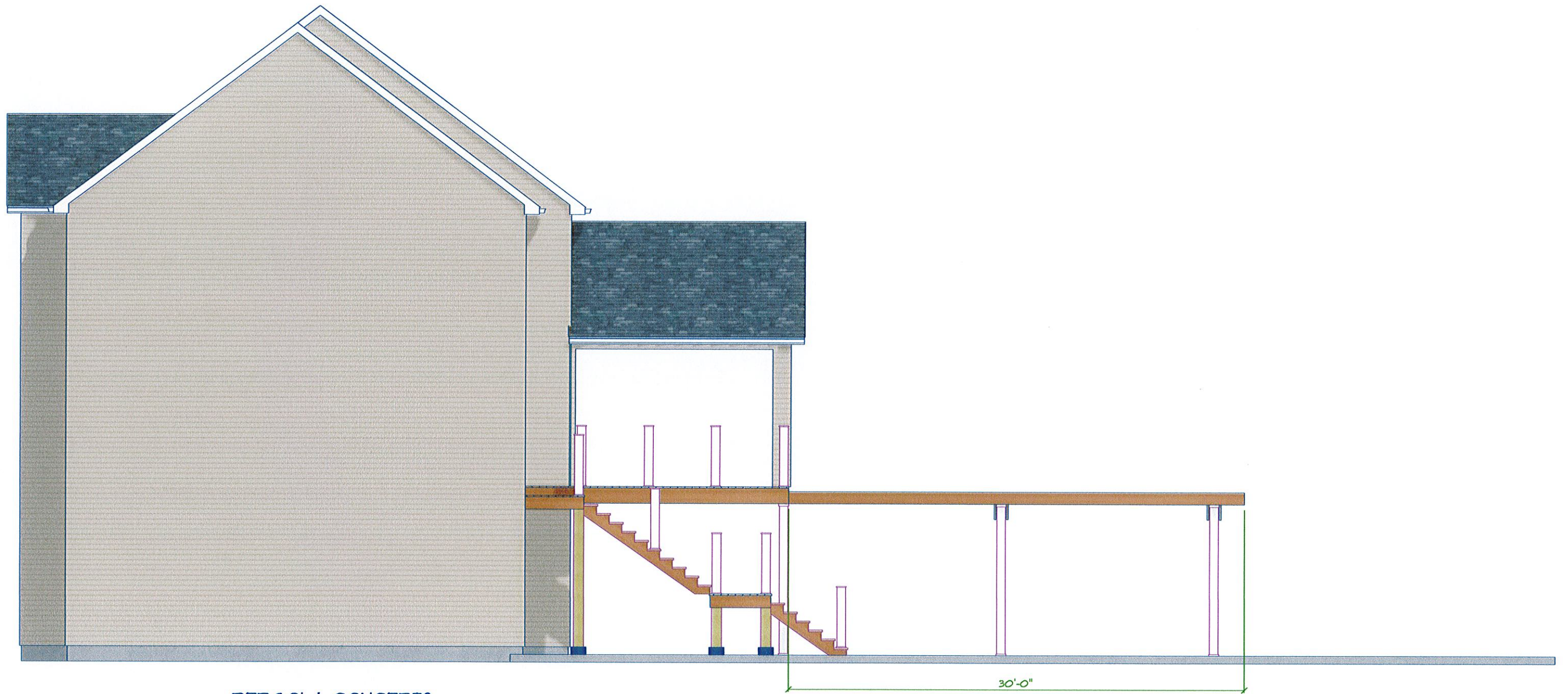
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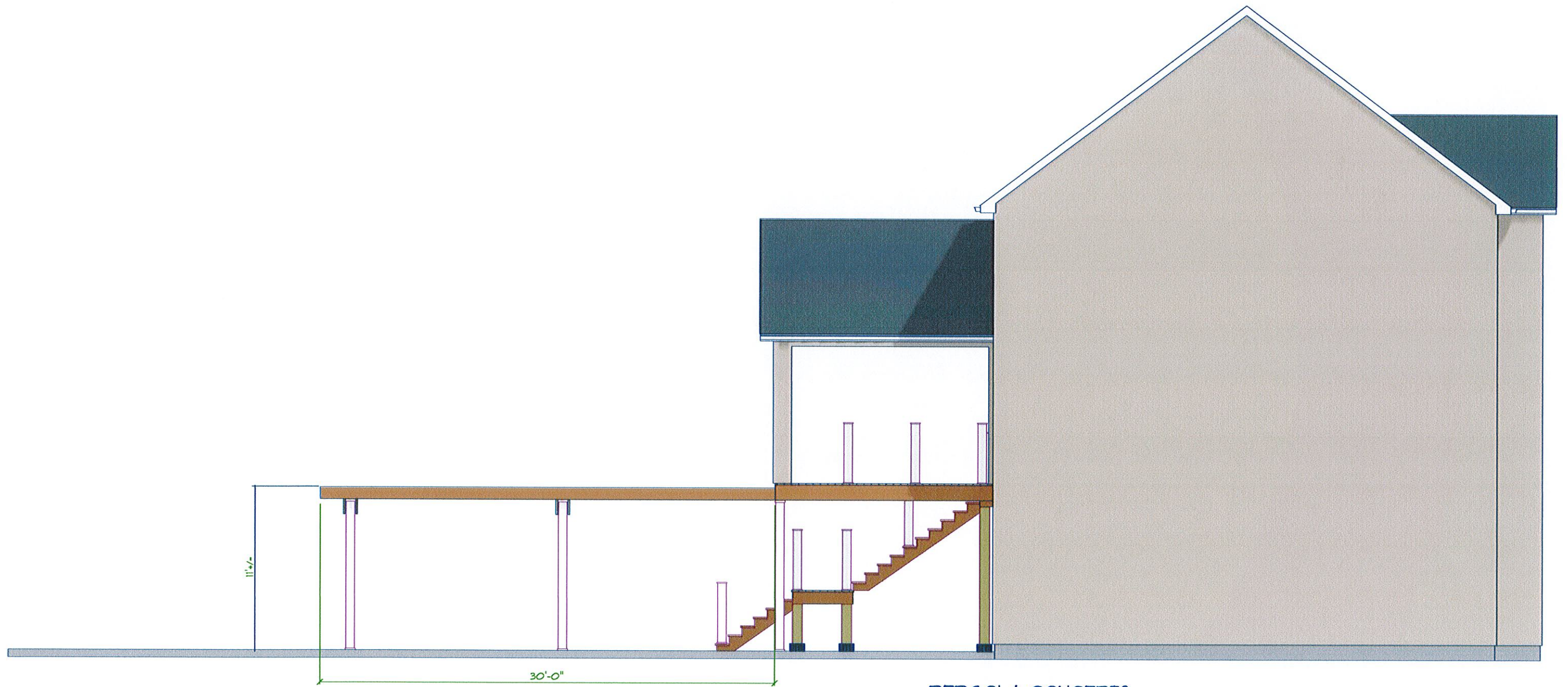
PERGOLA CONCEPTS
RODDY RESIDENCE
51 KNOLLCREST
NEW FAIRFIELD CT



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PERGOLA CONCEPTS
RODDY RESIDENCE
51 KNOLLCREST
NEW FAIRFIELD CT

ALUMINUM TYPE:
LOUVERS 6063-T5
ALL OTHER COMPONENTS 6063-T6

STRUXURE™

154 ETHAN ALLEN DR.
DAHLONEGA, GA 30533
(800) 303-5248



LEGEND

JAKE DANZIGER
51 KNOLLCREST NEW
FAIRFIELD, CT 06812

DESCRIPTION
PERSPECTIVE
VIEW

DATE
08/09/23

DRAWN BY
I&S

SCALE
N.T.S.

SHEET NO.

A 101