

APPLICATION OR APEAL#: 13-20

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: Carencarpenter@gmail.com

2) Premises located at: .3 Woods Road on the (N S E W) side of the street
at approx. 60 feet (N S E W) from Ridgeway Rd (nearest intersecting road).

3) Property Owner Name: Amy Stisser / Benjamin Edward
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 1 Lot No.: 13

5) Zone in which property is located: L-3 Area of Lot: .105 acre or 4,561 sq ft

6) Dimensions of Lot: Frontage: 50' Average Depth: 92'

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: N/A

10) Proposal for which variance is requested: Raising dormer on current front ^{plate} 2'-6"
Not raising of existing ridge.

Hardship: Narrow lot, pre-existing non-conforming, sloping

11) Date of Zoning Commission Denial: February 26, 2020

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

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

ZONING BOARD OFFICE
MAR 10 2020
#2

Setbacks Requested: Front to: 40' to 25.2' Rear to: _____
Side to: 20' to 16' Side to: 20'-0' to 7' this are exist. setbacks not print is not changing

13) Use to be made of property if variance is granted: summer 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: 1/31/20

received
2-4-2020 MR

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: February 26, 2020

PROPERTY OWNER: Amy Stisser & Benjamin Edward

PROPERTY ADDRESS: 3 Woods Road

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 MAP: 45 BLOCK: 1 LOT: 13

Please be advised that the applicant would like to raise a dormer on current front plate 2' 6" (Not raising existing ridge).

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)

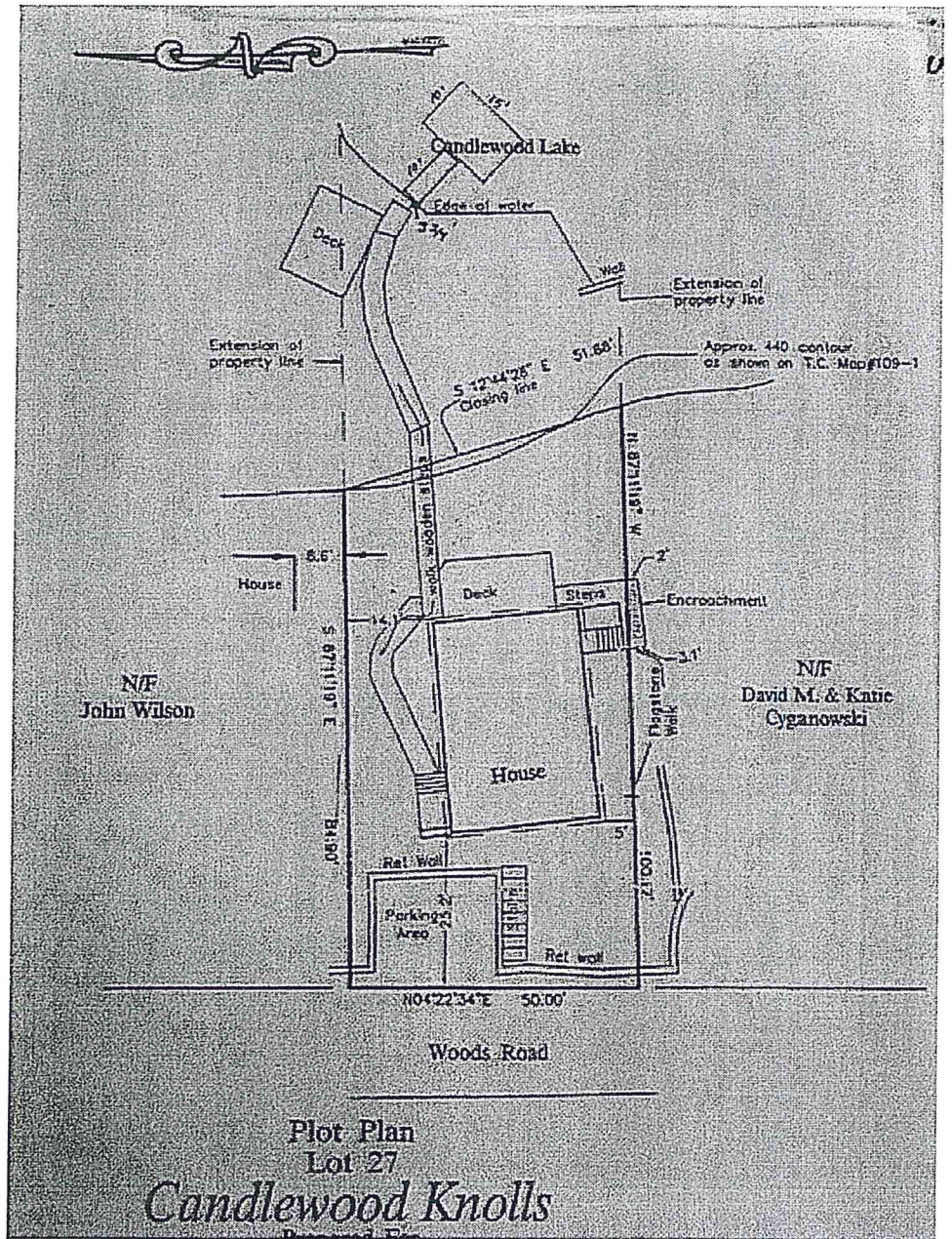
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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.



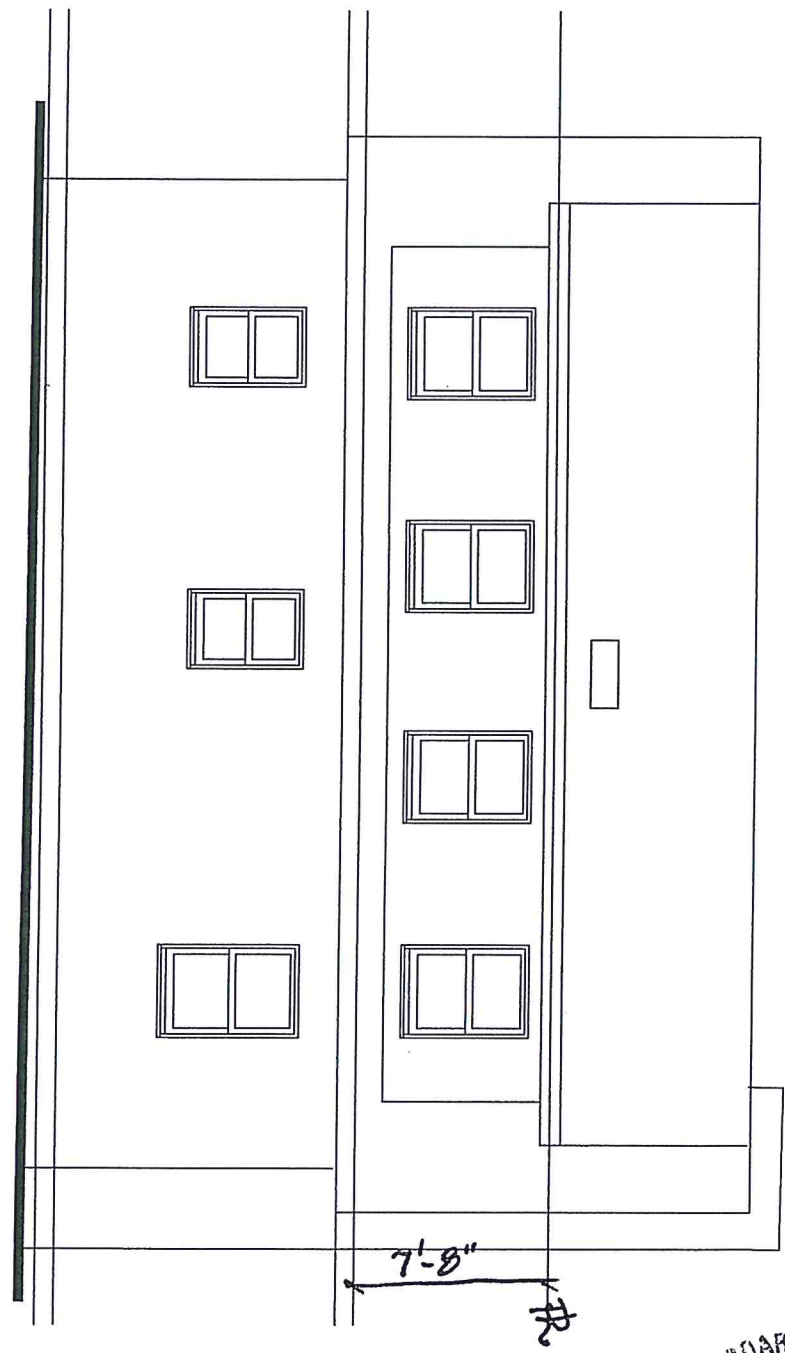
Evan White, Zoning Enforcement Officer
Town of New Fairfield



Plot Plan
 Lot 27
 Candlewood Knolls

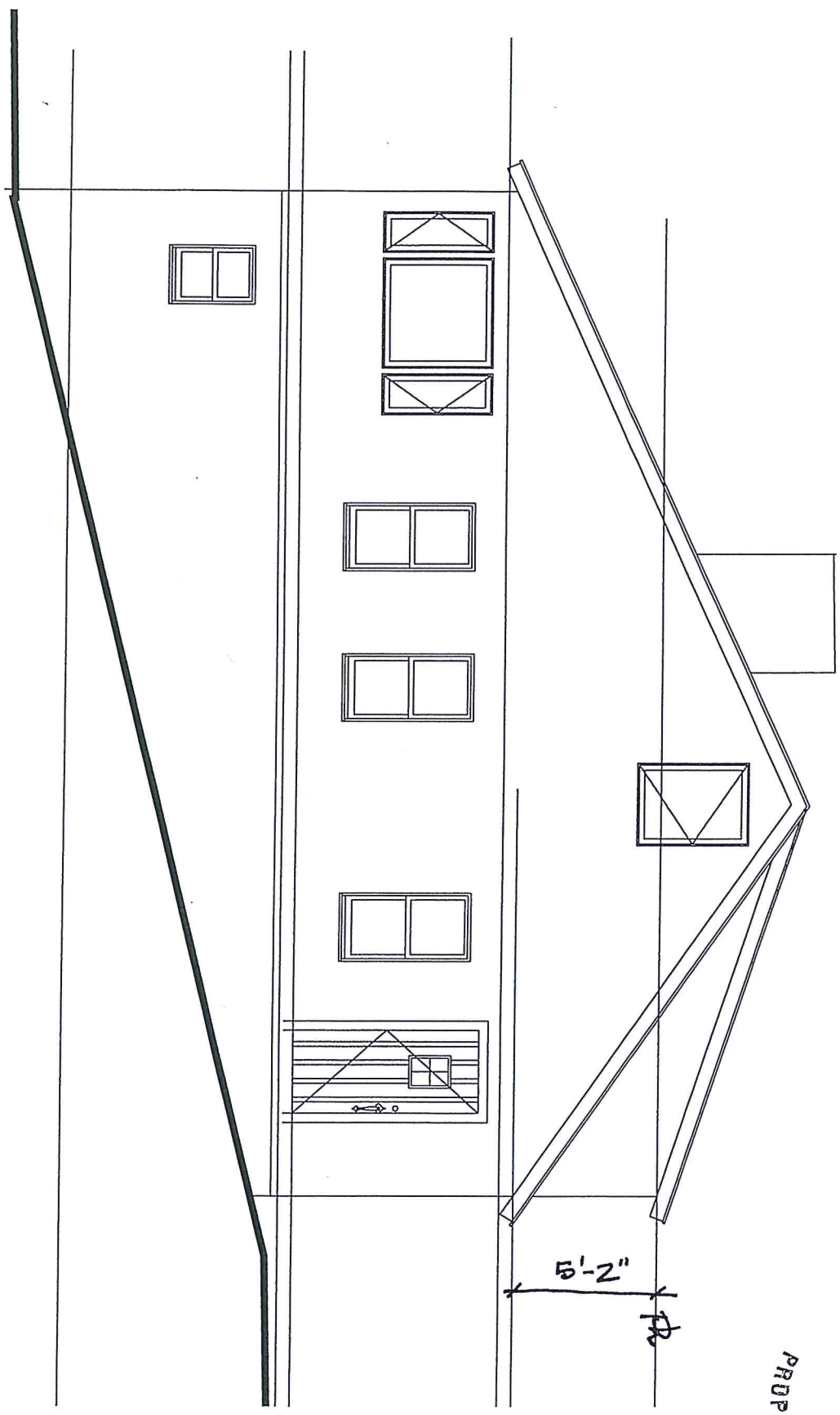
7th FLOOR BOARD OF APPEALS
 MAR 19 2020
 PROPOSAL

PROPOSED WEST ELEVATION



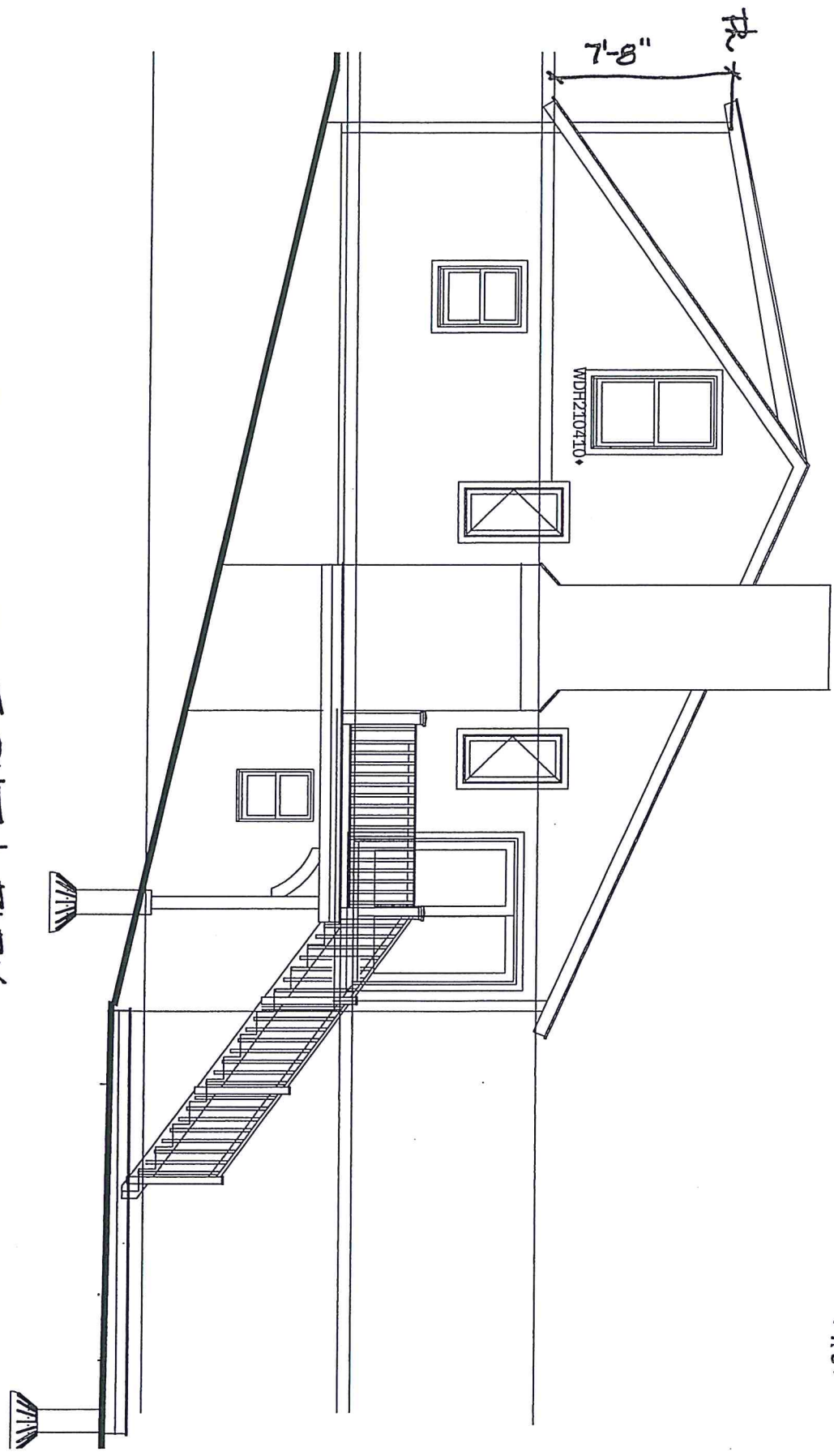
ZONING BOARD OF APPEALS
MAR 19 2020
PROPOSAL

EX. NORTH ELEV.

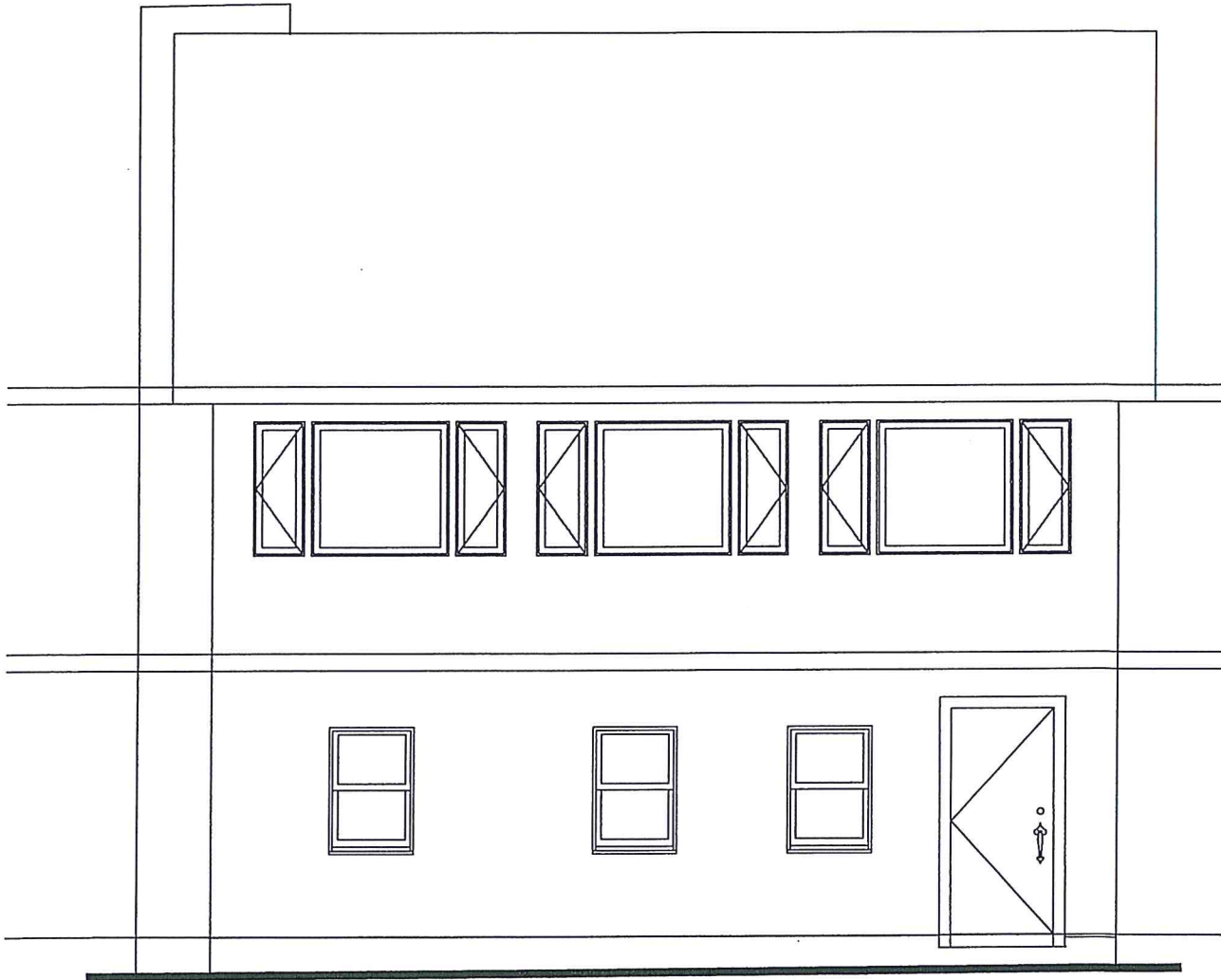


PROPOSAL
MAR 19 2023
ZONING BOARD OF APPEALS

PROPOSED SOUTH ELEV.

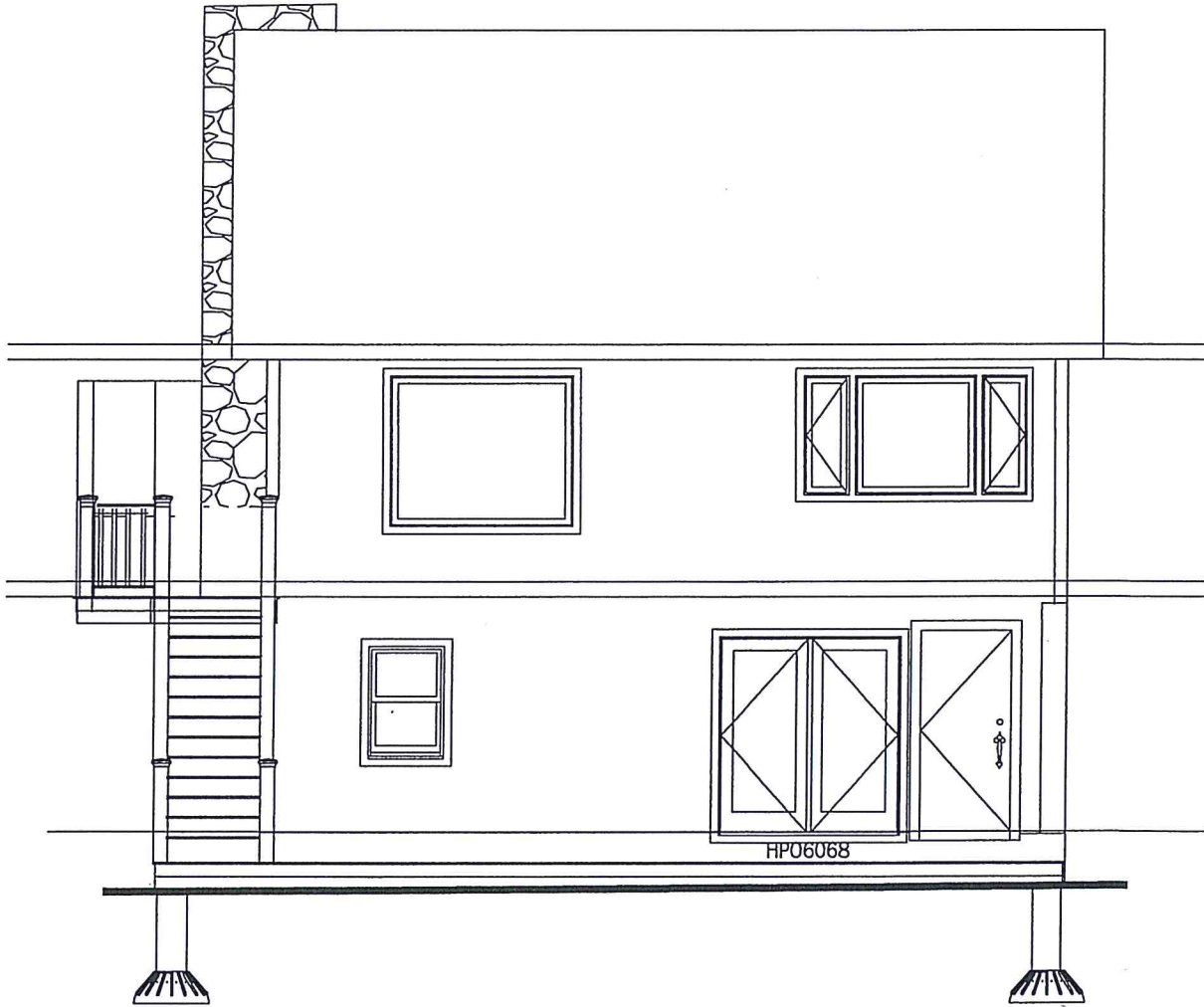


PLANNING BOARD OF APPENDIX
MAR 19 2020
PROPOSAL



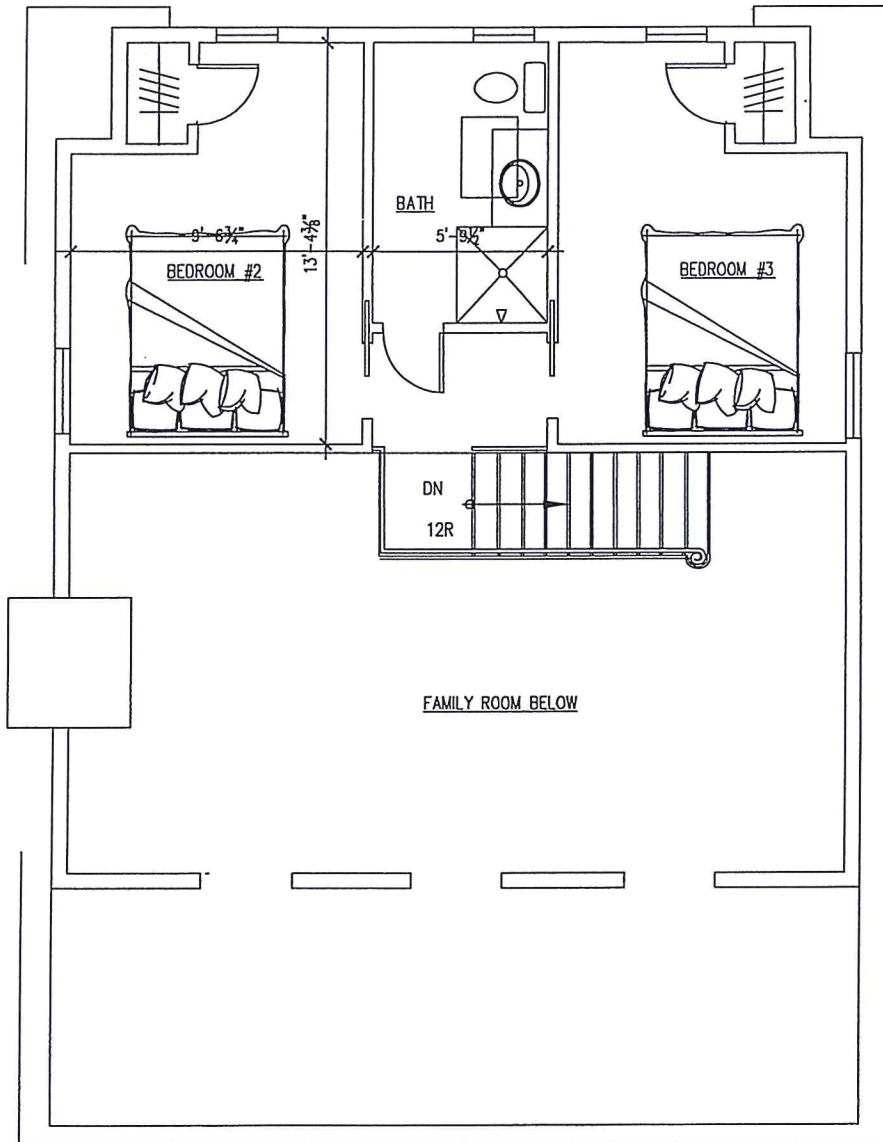
EXIST. EAST ELEV.

PROPOSAL
MAR 19 2000
ZONING BOARD OF APPEALS



PROPOSED EAST ELEV.

PLANNING BOARD OF APPEALS
MAR 19 2020
PROPOSAL



PROPOSED 2ND FLOOR PLAN

PROPOSAL

MAR 19 2020
ZONING BOARD OF APPEALS



Caren Carpenter <carencarpenter@gmail.com>

Zoning Board meeting

1 message

Amy Stisser <amystisser@msn.com>

To: Caren Carpenter <carencarpenter@gmail.com>

Caren Carpenter has my permission to act as my agent with the Zoning Board. Thank you.

Amy Stisser

Thu Jan 30 2020 at 2:23 PM
ZONING BOARD
MAR 19 2020
PROPOSAL