

APPLICATION OR APPEAL#: 17-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Theodore Welte
Mailing Address: 627 Glenbrook Rd
Stamford, CT 06906 Phone#: 203-724-5640, 203-994-0935
Email: _____

2) Premises located at: 12 Keplers Way on the (N S E W) side of the street
at approx. 500 yds feet (N S E W) from Summerhill Rd (nearest intersecting road).

3) Property Owner Name: Theodore Welte
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 5 Lot No.: 15 + 16.1

5) Zone in which property is located: R44 Area of Lot: 12,600 Sq. Ft.

6) Dimensions of Lot: Frontage: 105.0' Average Depth: 120.0'

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: Rear yard setback; New single family residence - see attached plans.

Hardship: Pre-existing non conforming, shallow lot with significant slope and ledge

11) Date of Zoning Commission Denial: _____

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

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

Setbacks Requested: Front to: _____ Rear to: 20 ft

Side to: _____ Side to: _____

13) Use to be made of property if variance is granted: Building lot for 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: _____



PROPOSAL



SIGNATURE OF OWNER OR AGENT: Barbara Kobaylic DATE: April 17, 2020

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: April 21, 2020

PROPERTY OWNER: Theodore Welte

PROPERTY ADDRESS: 12 Keplers Way

APPLICANT/AGENT: Theodore Welte

MAILING ADDRESS: 627 Glenbrook Road, Stamford, CT 06906

ZONING DISTRICT: R-44 MAP: 45 BLOCK: 5 LOT: 15+16.1

Please be advised that the applicant would like to build a new SFD (Single Family Dwelling).

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 (C)

3.2.11-Minimum Lot Dimensions

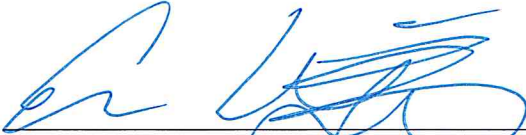
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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



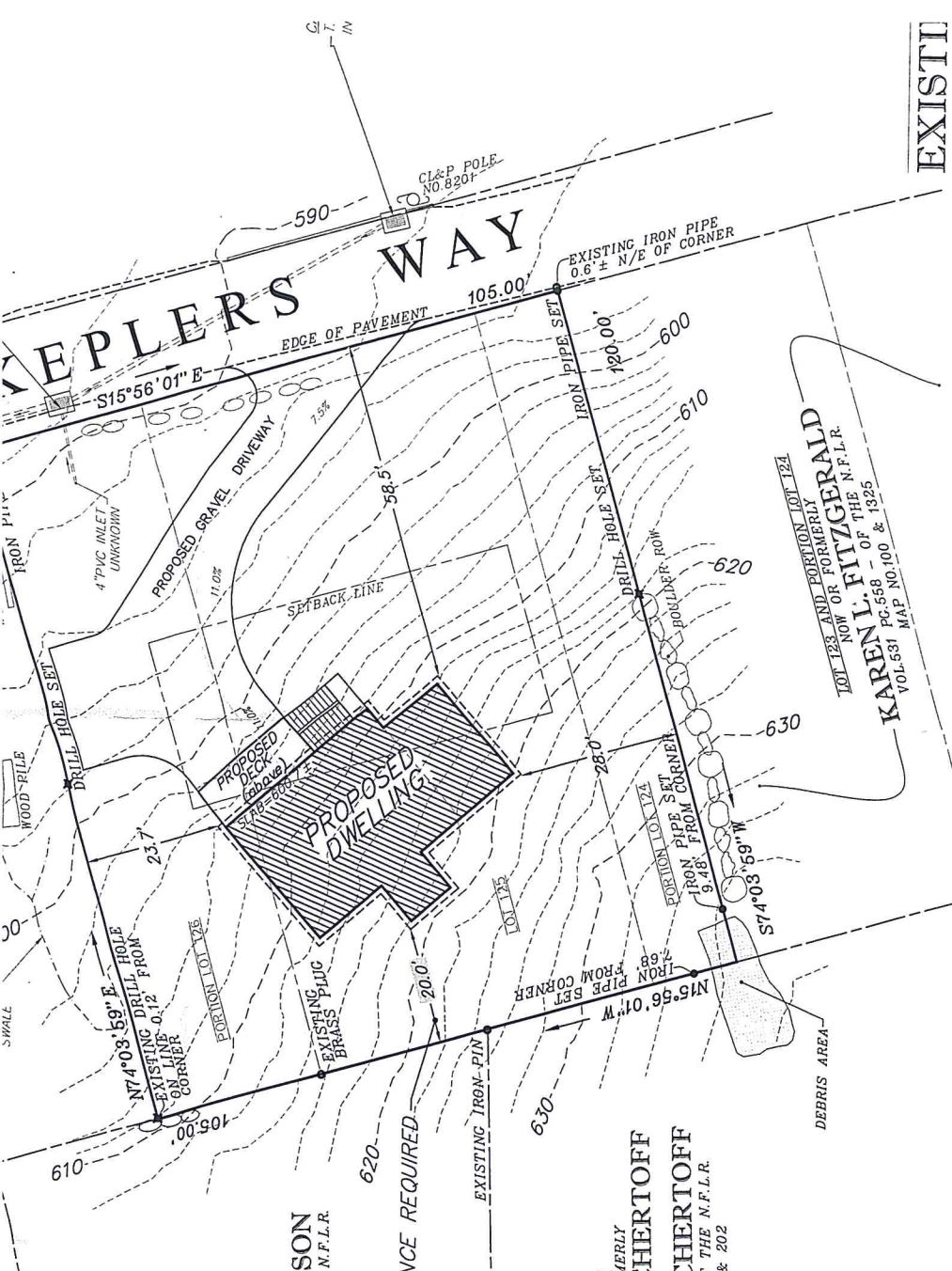
BUILDING AND COVERAGE REQUIREMENTS	
GENERAL PROVISIONS	EXISTING/PROPOSED
PERMITTED	20%
MAXIMUM BUILDING AREA	(2,520 Sq.Ft.) (1,118 Sq.Ft.)
MAXIMUM IMPERVIOUS SURFACES	25%
	(3,150 Sq.Ft.) (1,260 Sq.Ft.)

LOT 136 & 137
 NOW OR FORMERLY
ROBIN GUSTAFSON
 VOL.506 PC.129 - OF THE N.F.L.R.
 MAP NO.100

VARIANCE REQUIRED - 20.0'

LOT 138
 NOW OR FORMERLY
GREGORY H. CHERTOFF
 AND
ADRIENNE A. CHERTOFF
 VOL.534 PC.200 - OF THE N.F.L.R.
 MAP NO.100 & 202

LOT 123 AND PORTION OF LOT 124
 NOW OR FORMERLY
KAREN L. FITZGERALD
 VOL.531 PC.558 MAP NO.100 & 1325



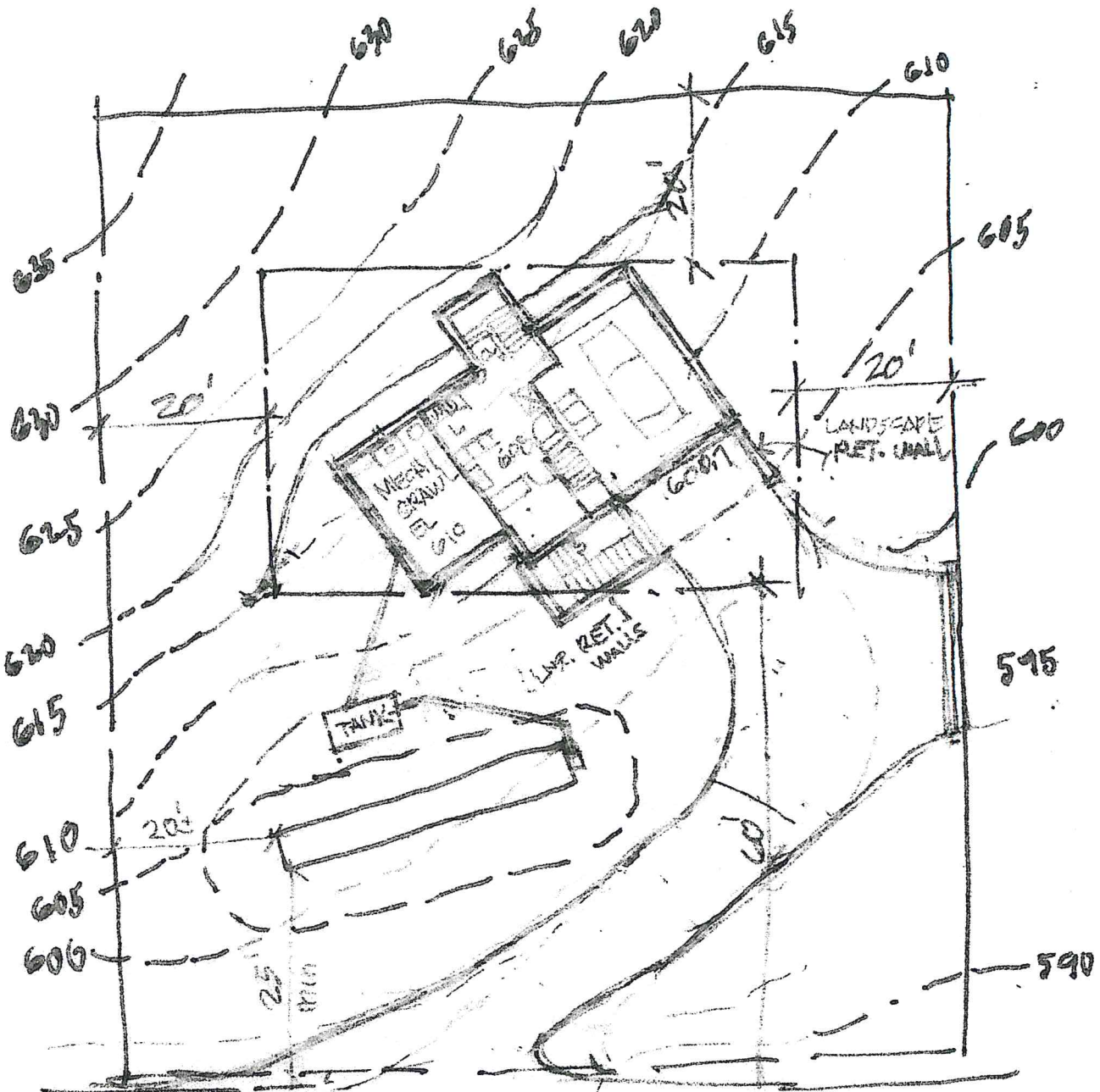
EXISTING IMPROVEMENTS
 P. BARBARA DEPICTING 12 NEW FAIRFIELD LAND RECORDS
 TAY ASSOCIATES

OWNERSHIP NOTES:

OWNERS OF RECORD: **THEODOR WELTE and ANNA MARIE WELTE**
 VOL.64 PC.164 OF THE N.F.L.R.

REMARKS:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. NO ANOMALY OR SET DEPICTED HEREON. REFERENCE MADE TO MAP NOS. 100 AND 1325 OF THE NEW FAIRFIELD LAND RECORDS. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF CANDLEWOOD KNOLLS DEVELOPMENT RECORD IN VOL.70 PC.253 OF THE NEW FAIRFIELD LAND RECORDS. ANOMALIES DEPICTED HEREON TAKEN FROM STATE OF CONNECTICUT DEPARTMENT OF CONSTRUCTION RECORDS.



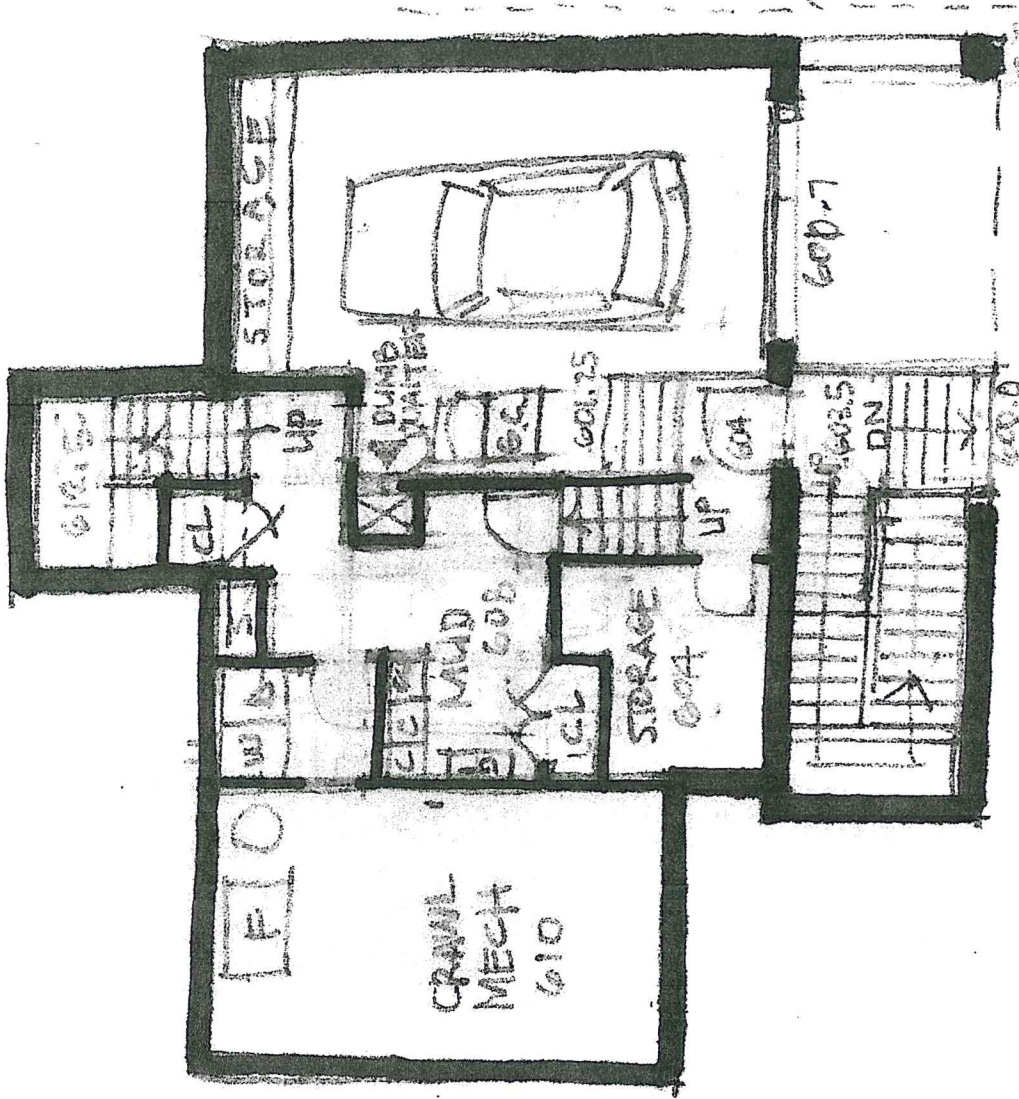
12 KEPLERS WAY

SITE PLAN

1" = 20' 9/6/19



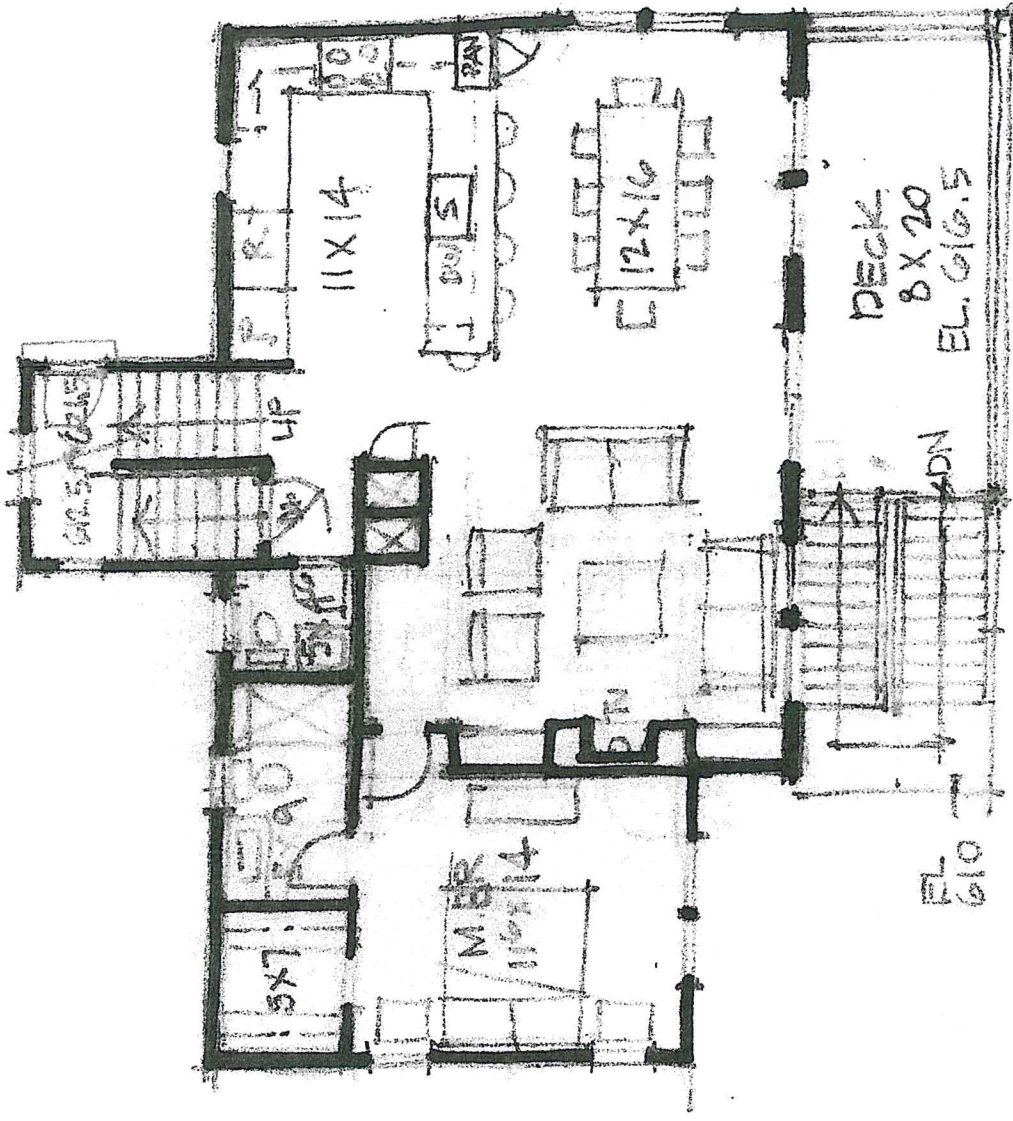
Michael LoBuglio A.I.A. Architect
 62 Taunton Lake Road Newtown, CT.
 Cell (203) 512 0353



BASEMENT

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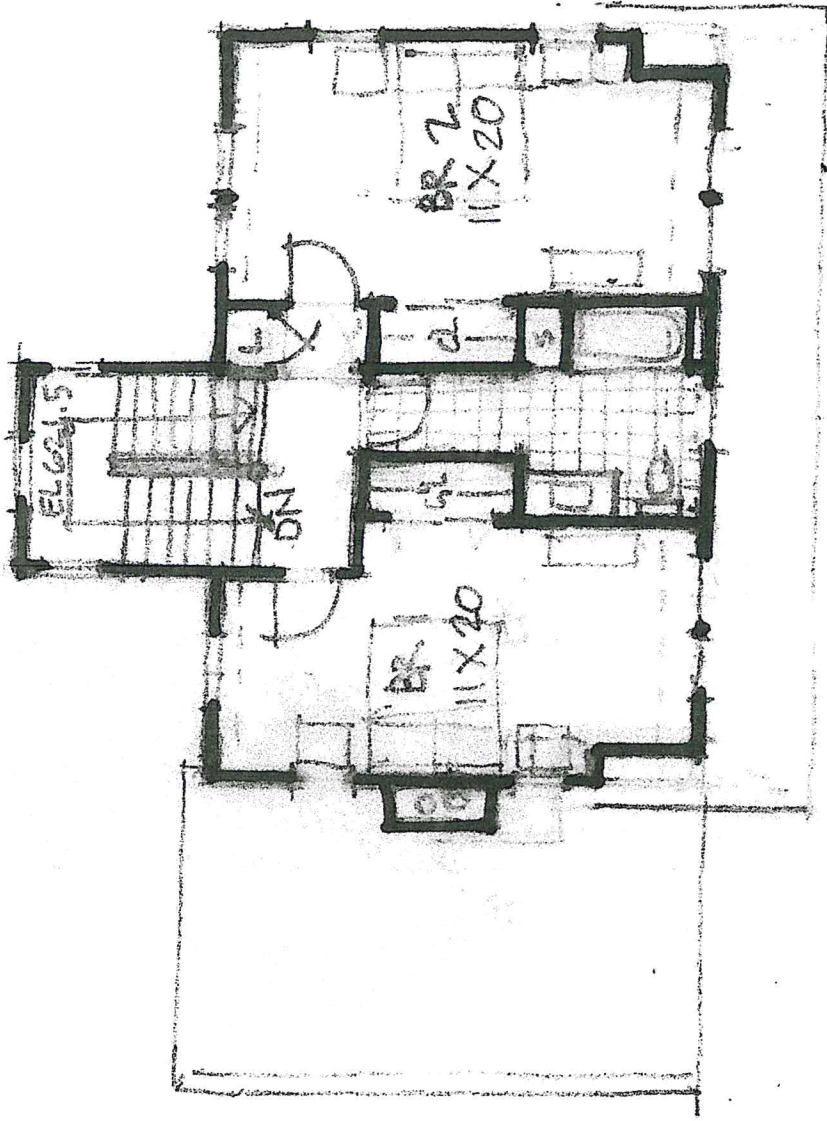
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FIRST FLP EL. 617±
 1005 s.f. htd.

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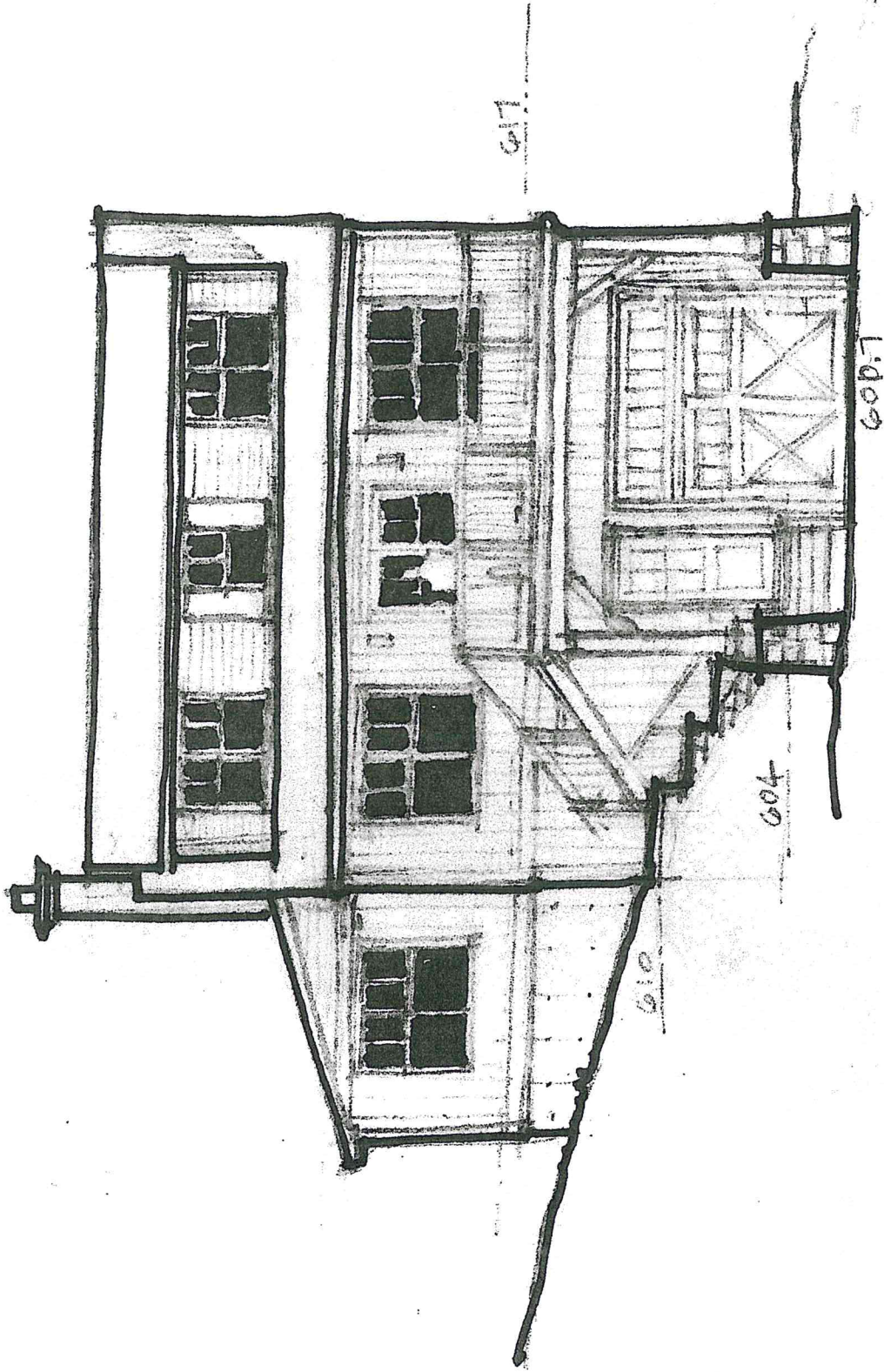


SECOND FLR. EL. 62.5

668 s.f. htd.

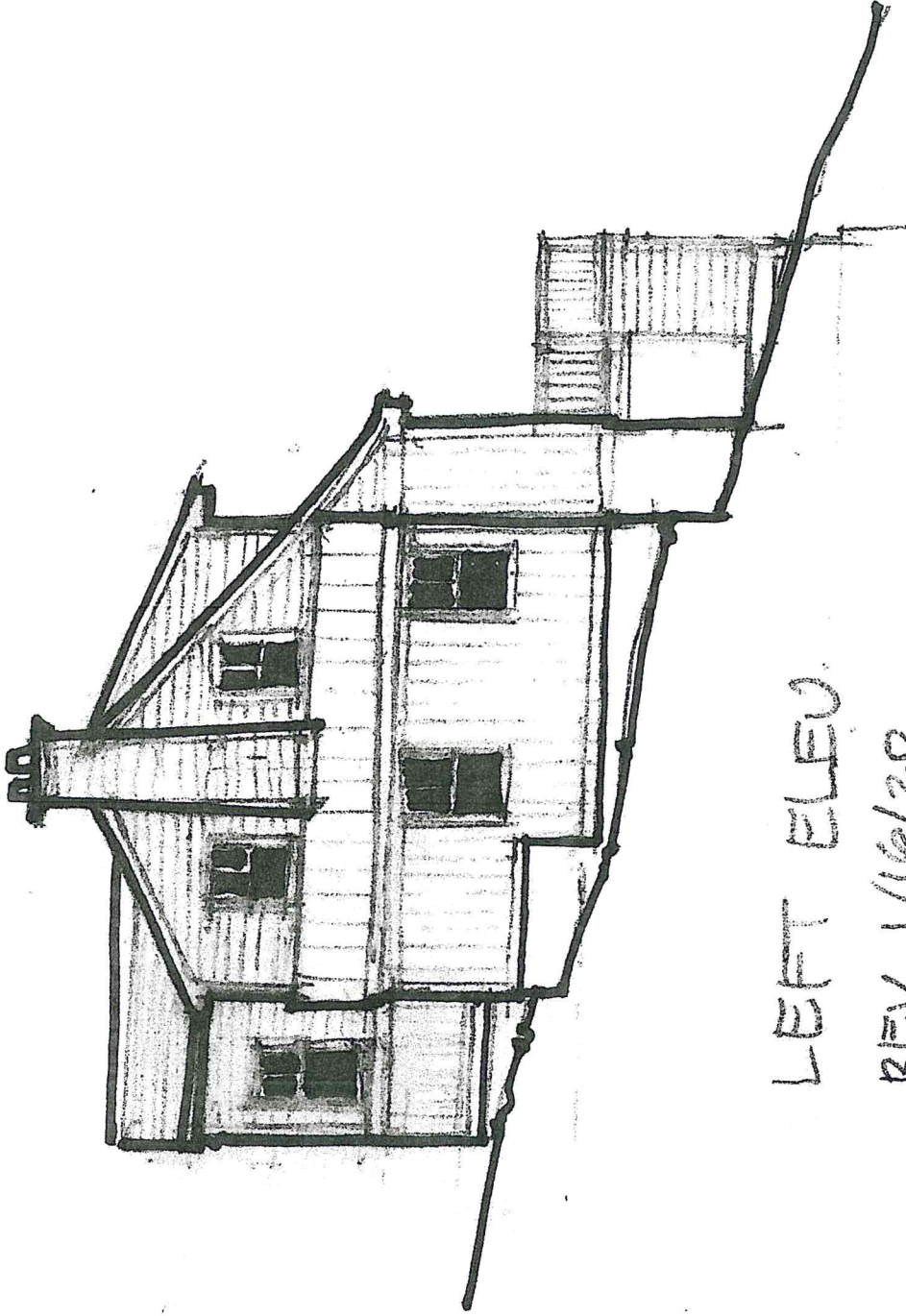
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FRONT ELEV. REV. 1/16/20

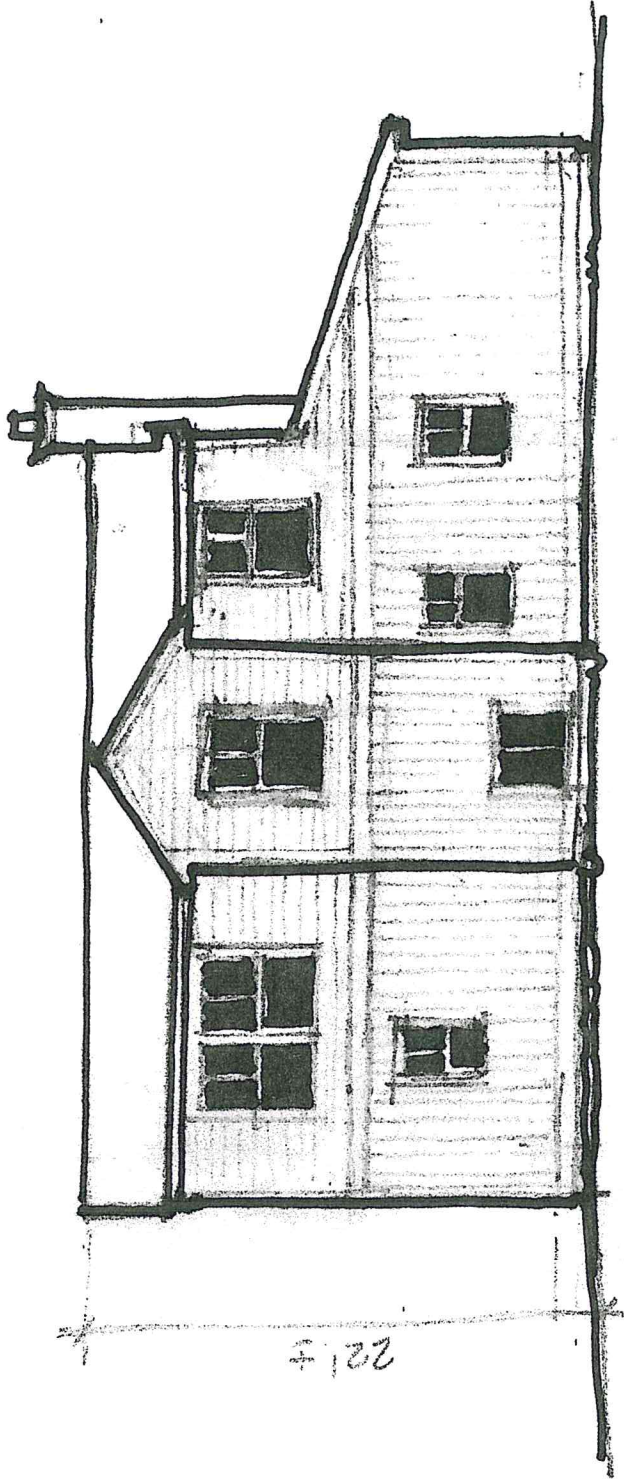
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LEFT ELEV.

REV. 1/16/20

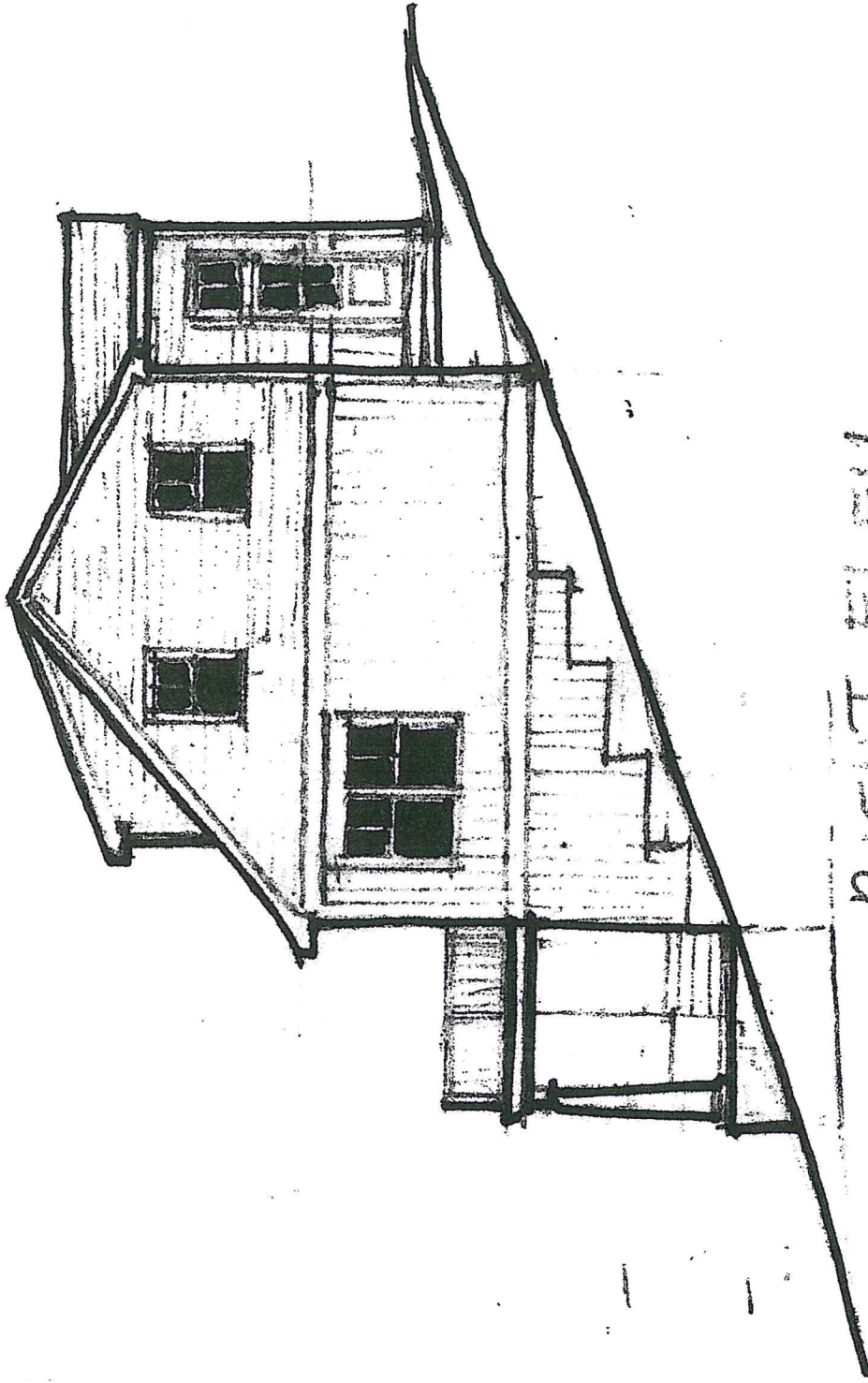
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REAR

1/16/20

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RIGHT ELEV.

REV. 1/16/20

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