

APPLICATION OR APEAL#: #18-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Gianna's Contracting LLC (Taylor McCort)
Mailing Address: 33 RT 55 W.
Sherman, CT 06784 Phone#: 203-942-3966
Email: giannascontracting@gmail.com

2) Premises located at: 24 Knolls Road on the (N S E W) side of the street
at approx. _____ feet (N S E W) from _____ (nearest intersecting road).

3) Property Owner Name: William Kelley
Interest in Property: OWNER CONTRACT PURCHASER _____ LEASEE _____ AGENT _____

4) Tax Assessor Map No.: 40 Block No.: 4 Lot No.: 32

5) Zone in which property is located: R-44 Area of Lot: 0.25

6) Dimensions of Lot: Frontage: 230' Average Depth: 120'

7) Do you have any Right of Ways or Easements on the property? _____

8) Is the property within 500 feet of Danbury, Sherman or New York State? Negative

9) Have any previous applications been filed with ZBA on this property? Yes, #10-10

If so, give dates and application numbers: Approved June 2010 -> #10-10

10) Proposal for which variance is requested: Currently, 24 Knolls Rd footprint (front staircase) is about 18 feet from the road. we are requesting to build a deck out front two feet over existing footprint. Requesting 16' setback. -> see attached
Hardship: Pre-existing non-combining corner lot with graded slope. DWG

11) Date of Zoning Commission Denial: _____

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

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

Setbacks Requested: Front to: 40' to 16' (currently 18') Front (corner lot)
Side to: 20' to N/A Rear to: 40' to 16' (currently 18')
Side to: 20' to N/A

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: 4/20/20

ZONING BOARD OF APPEALS
#18-20
APR 21 2020
PROPOSAL
from
staircase

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: April 21, 2020
PROPERTY OWNER: William Kelley
PROPERTY ADDRESS: 24 Knolls Road
APPLICANT/AGENT: Gianna's Contacting LLC. (Taylor McCourt)
MAILING ADDRESS: 24 Knolls Road
ZONING DISTRICT: R-44 **MAP:** 40 **BLOCK:** 4 **LOT:** 32

Please be advised that the applicant would to.....(see application 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)

3.2.6-Minimum Building & Structure Setbacks (A)

3.2.11-Minimum Lot Dimensions

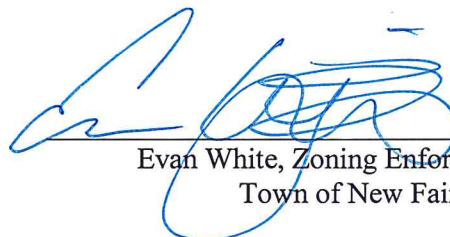
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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

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.

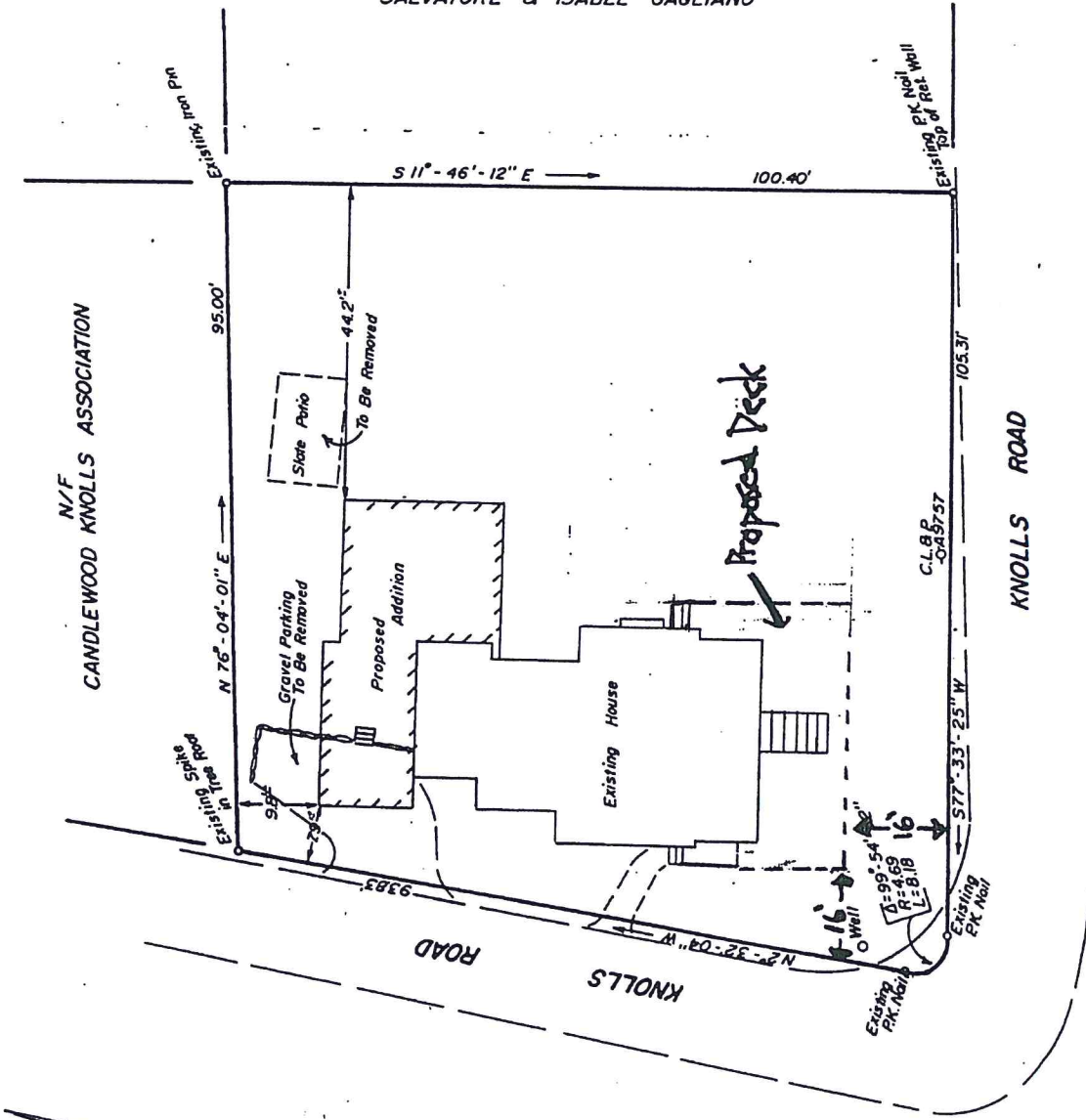
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

N/F
CANDLEWOOD KNOLLS ASSOCIATION

N/F
SALVATORE & ISABEL GAGLIANO



NOTES

- 1.) REFER TO MAP "BOUNDARY SURVEY 24 KNOLLS ROAD, NEW FAIRFIELD, C DAVID A. WHITE.
- 2.) REFER TO ARCHITECTS PLANS FOR /
- 3.) PROPERTY ZONED R-44.
- 4.) OFFSET DISTANCES ARE TO PROPOSI
- 5.) THE SURVEYOR ASSUMES NO LIABIL ANY UNDERGRUND UTILITIES.

- Current footprint

