

APPEAL#: 24-20

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: PETER YOUNG  
Mailing Address: 30 PLEASANT LA  
NEW MILFORD CT Phone#: 203-770-4373  
Email (optional): PGY48@AOL.COM

2) Premises located at: 32 EAST VIEW ROAD on the (N SE) side of  
the street at approx. 800 feet (N SE W) from THE MAIN (nearest intersecting  
road).

3) Property Owner Name: RYAN LEWIS  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 78-80

5) Zone in which property is located R2.44 Area of Lot 0.6005 AC

6) Dimensions of Lot: Frontage: 180' ± Average Depth: 160' ±

7) Is the property within 500 feet of Danbury, Sherman or New York State? NO

8) Have any previous applications been filed with ZBA on this property? YES If so,  
give dates and/or variance numbers: 25-15 12/17/15

9) Proposal for which variance is requested REAR SETBACK  
50' TO 45.0'

HARDSHIP: SHAPE OF LOT



10) Date of Zoning Commission Denial: July 28, 2020

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

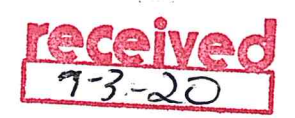
Zoning Regulations (sections) See N/C

Setbacks Requested: Front to: \_\_\_\_\_ Rear to: 50 TO 45.0'  
Side to: \_\_\_\_\_ Side to: \_\_\_\_\_

PROPOSAL



12) Use to be made of property if variance is granted: RESIDENTIAL



13) 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: 7/2/20  
FOR ADDITIONAL INFORMATION

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT: VERIFICATION OF NON-COMPLIANCE**

**FROM: Evan White, Zoning Enforcement Officer**

**DATE: July 28, 2020**

**PROPERTY OWNER: Ryan Lewis**

**PROPERTY ADDRESS: 32 East View Road**

**APPLICANT/AGENT: Peter Young**

**MAILING ADDRESS: 36 Ironwood Road, New Milford, CT 06776**

**ZONING DISTRICT: R-44 MAP: 10 BLOCK: 3 LOT: 78-80**

Please be advised that the applicant would like to request a rear yard setback from 50' to 45.8' for the previous second story addition's overhangs that exceeded the previous approved rear ZBA setback.

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

Sections:

3.2.6-Minimum Building and Structure Setbacks (C)

3.2.11-Minimum Lot Dimensions

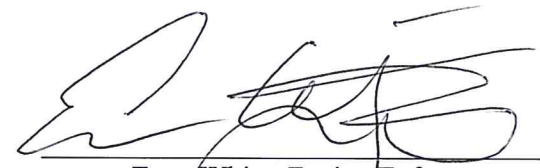
7.1.12-Improved Lots Not in a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building 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.**

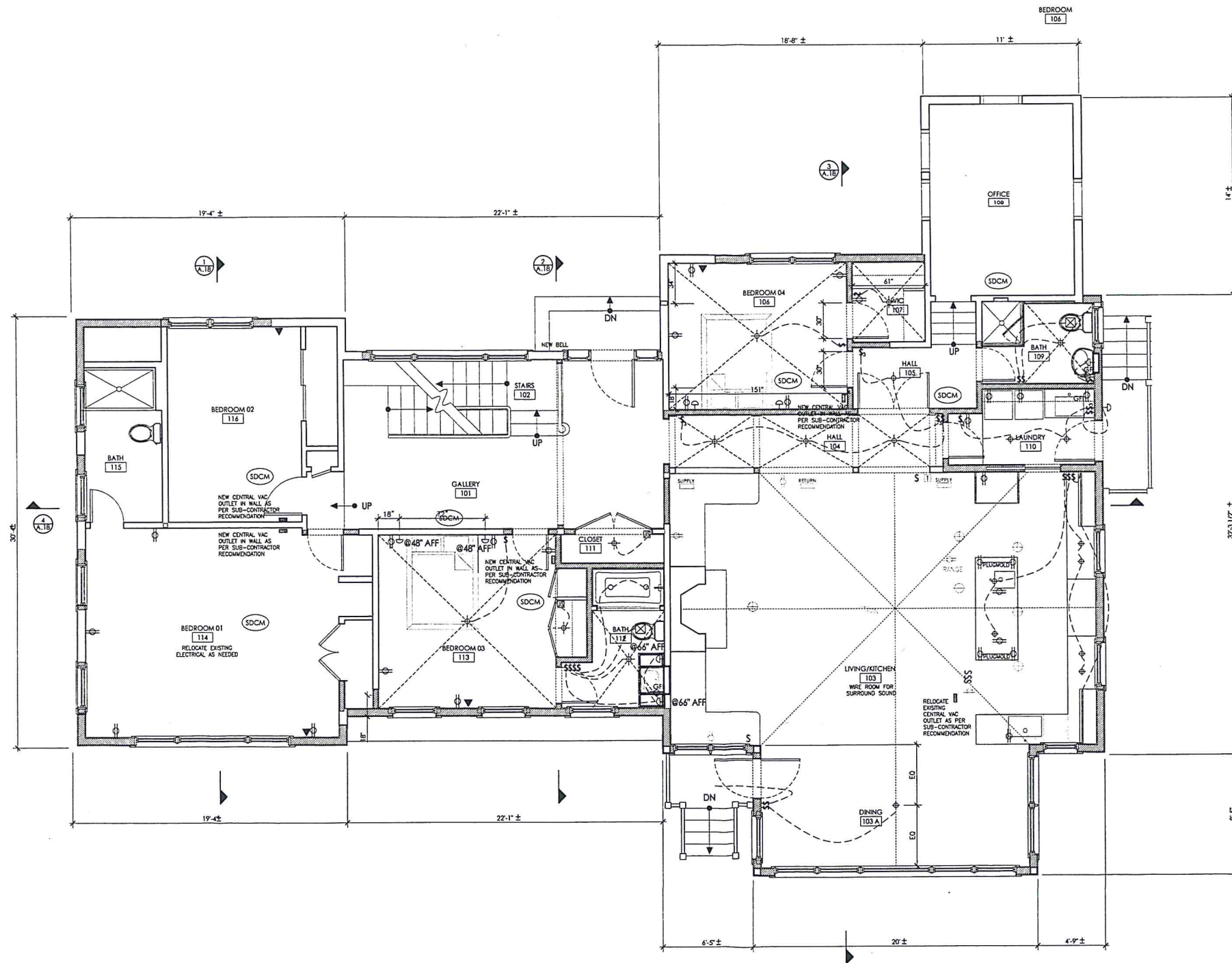
**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

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

  
\_\_\_\_\_  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield







- LEGEND:**
- SDCM SMOKE DETECTOR/CARBON MONOXIDE DETECTOR, CARBON MONOXIDE DETECTOR COMPLEX w/ LL7/04.
  - ⊕ SURFACE MOUNTED LIGHT FIXTURE
  - RECESSED DOWNLIGHT
  - ⊖ sconce
  - ▽ TELEPHONE
  - ▼ HDMI CABLE
  - ⊕ DUPLEX RECEPTABLE
  - ⊕ FLOOR OUTLET
  - ⊕ DUPLEX HALF HOT RECEPTABLE
  - ⊕ HOT WIRED RECEPTABLE
  - GFII GROUND FAULT INTERRUPTER
  - ⚡ SWITCH
  - ⊕ JAMB SWITCH
  - ⊕ SPEAKER
  - ⊕ AUDIO CONTROL PANEL
  - ⊕ THERMOSTAT CONTROL
  - ⊕ ALARM PANEL
  - AUDIO CABLE
  - ▬ CENTRAL VAC OUTLET IN WALL

**JAMES SCOTT WEAVER, AIA**

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 New York City, NY 10013  
 (212) 751-9770 751-9769 fax

LEWIS RESIDENCE  
 32 EASTVIEW ROAD  
 NEW FAIRFIELD, CT 06812

Notes & Revisions

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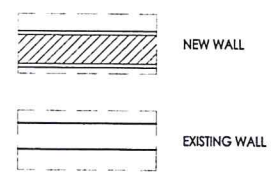
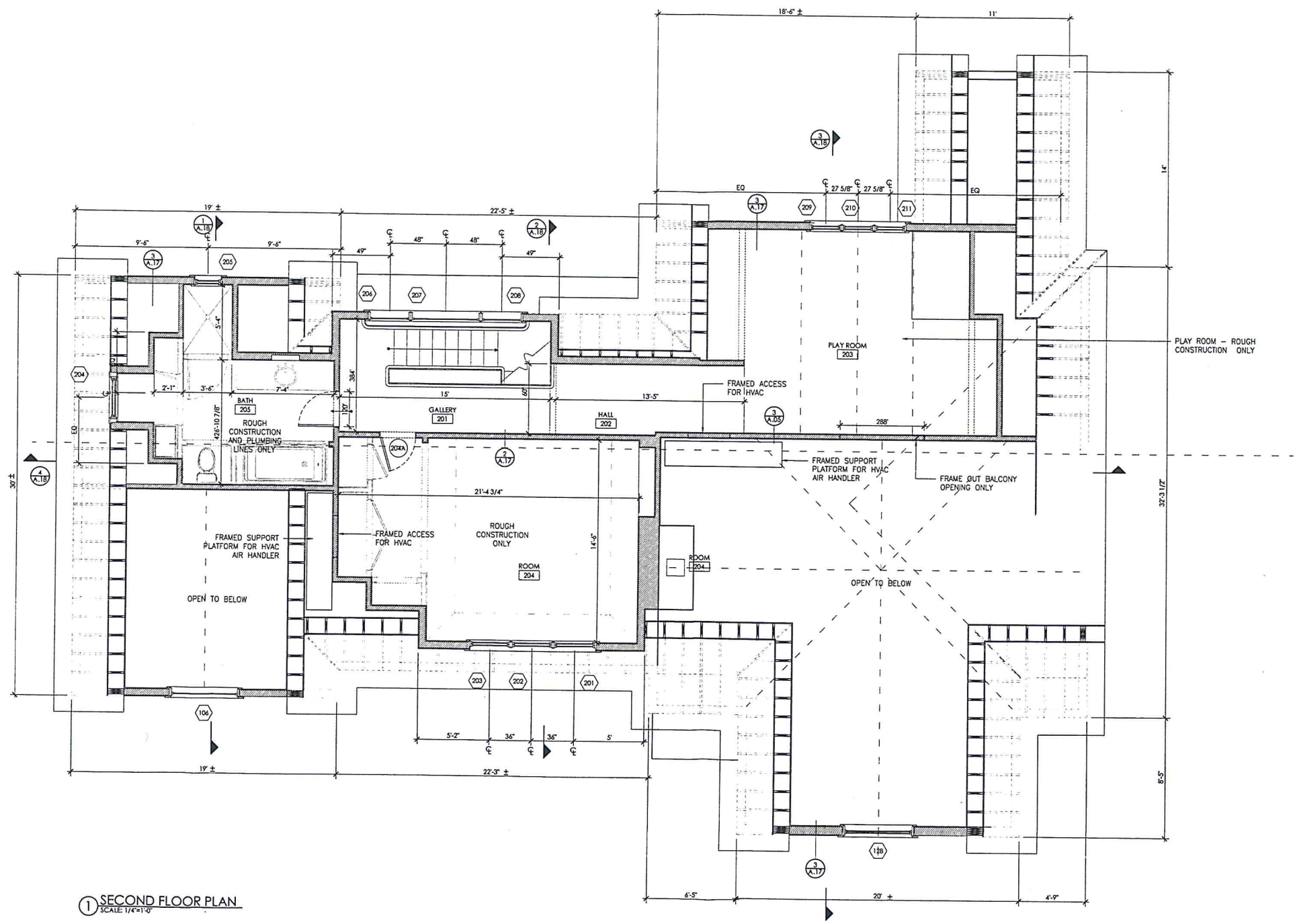


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ELECTRICAL  
 FIRST FLOOR

Scale AS NOTED Drawing Number  
 Drawn by GH E.01  
 Date 08-18-2015





1 SECOND FLOOR PLAN  
SCALE 1/4"=1'-0"

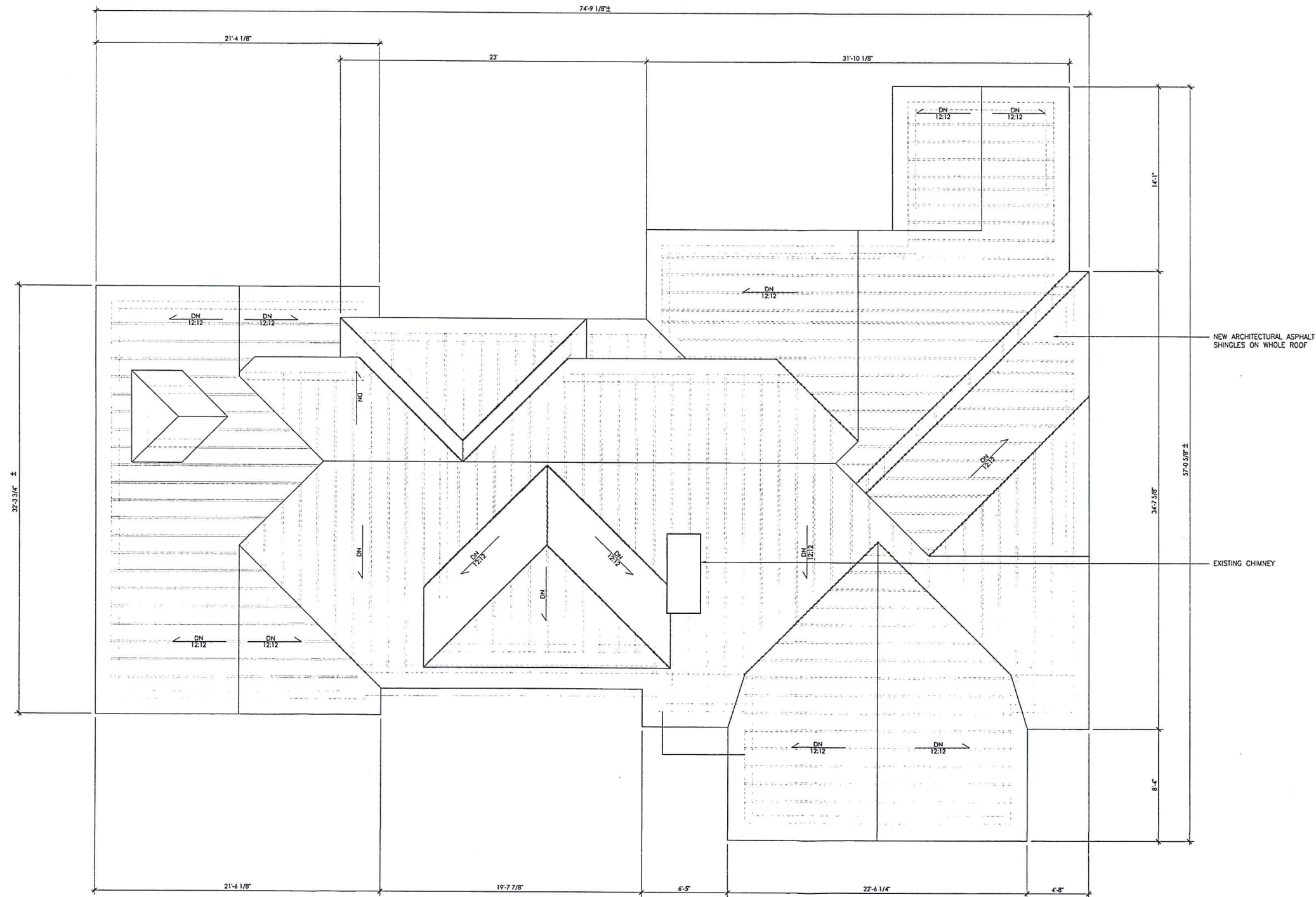
*JAMES SCOTT WEAVER, AIA*

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Notes & Revisions


Scale	AS NOTED	Drawing Number	A.03
Drawn by	GH	Date	08-18-2015



1 ROOF PLAN  
SCALE: 1/4"=1'-0"

*J*  
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ROOF PLAN		Drawing Number
Scale	AS NOTED	A.04
Drawn by	GH	
Date	08-18-2015	





1 EAST ELEVATION  
SCALE: 1/4"=1'-0"



2 WEST ELEVATION  
SCALE: 1/4"=1'-0"

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CONSTRUCTION  
EAST AND WEST  
ELEVATIONS

Scale AS NOTED Drawing Number

Drawn by GH

A.06

Date 08-18-2015

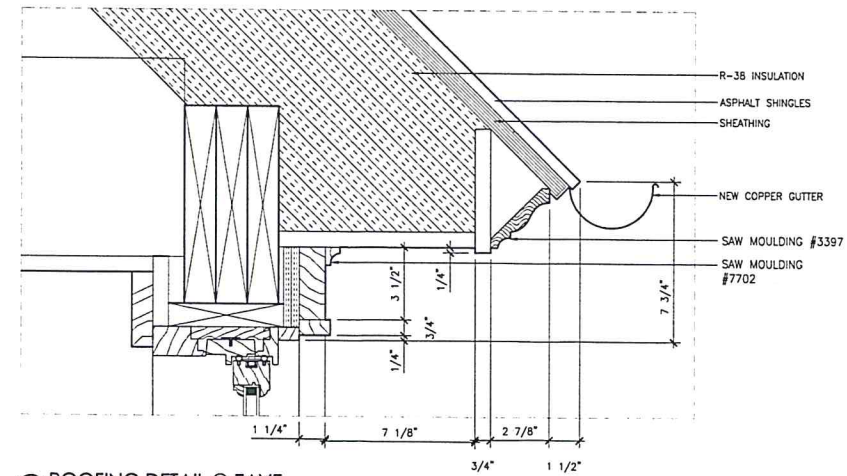




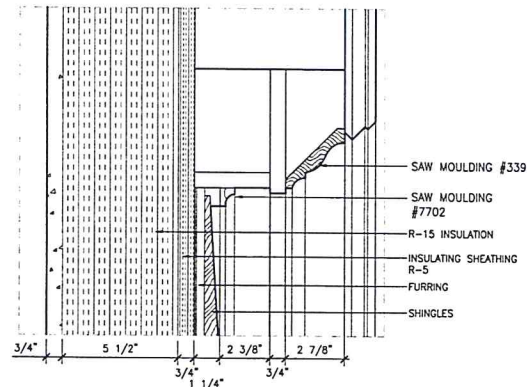
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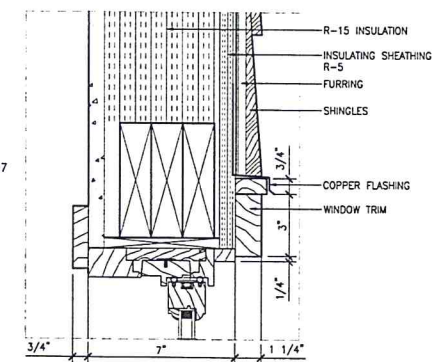
2 SOUTH ELEVATION  
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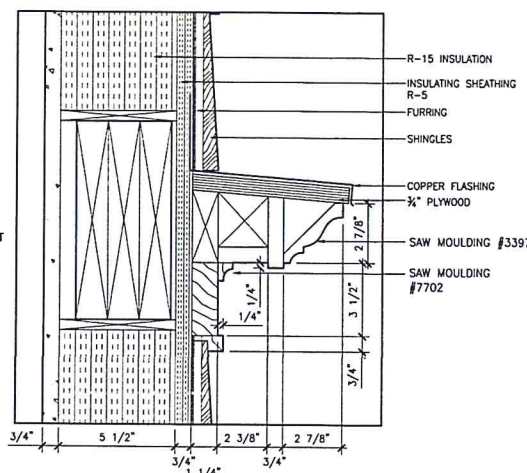
3 ROOFING DETAIL @ EAVE  
SCALE: 3/4"=1'-0"



4 ROOFING DETAIL @ GABLE  
SCALE: 3/4"=1'-0"



6 FLASHING DETAIL  
SCALE: 3/4"=1'-0"



5 ROOFING DETAIL @ HORIZONTAL CORNICE AT GABLE ENDS  
SCALE: 3/4"=1'-0"

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CONSTRUCTION  
NORTH AND SOUTH  
ELEVATIONS

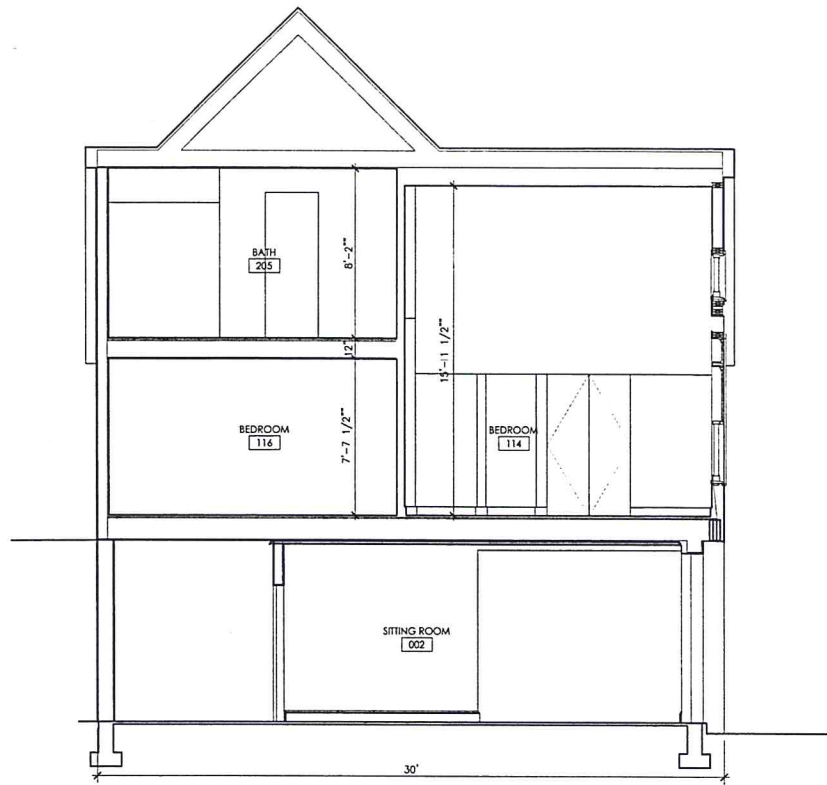
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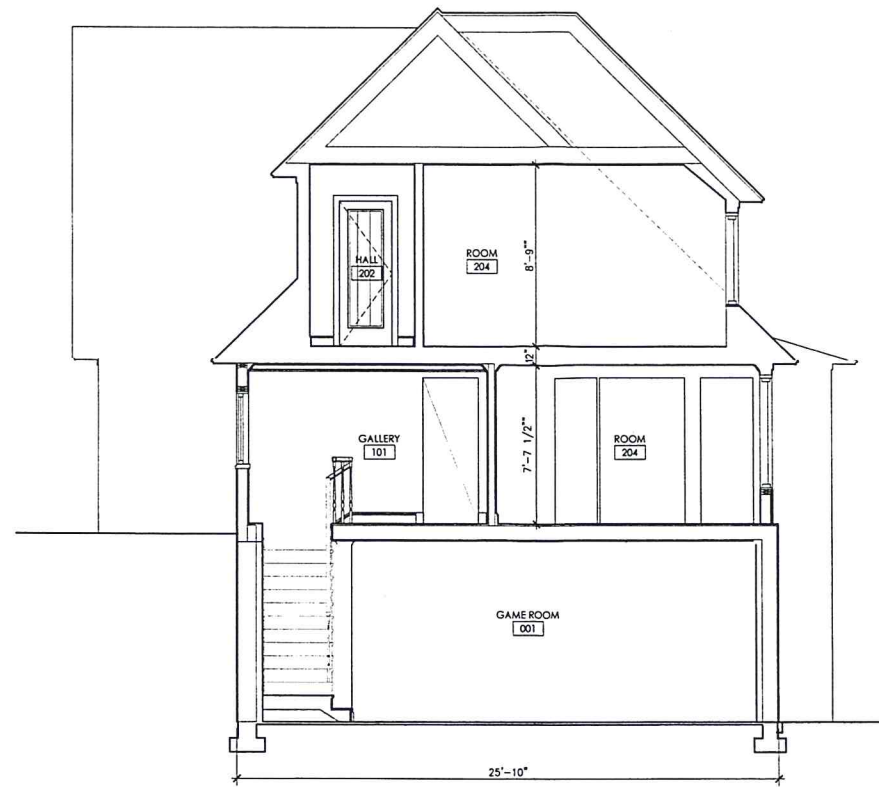
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Date 08-18-2015

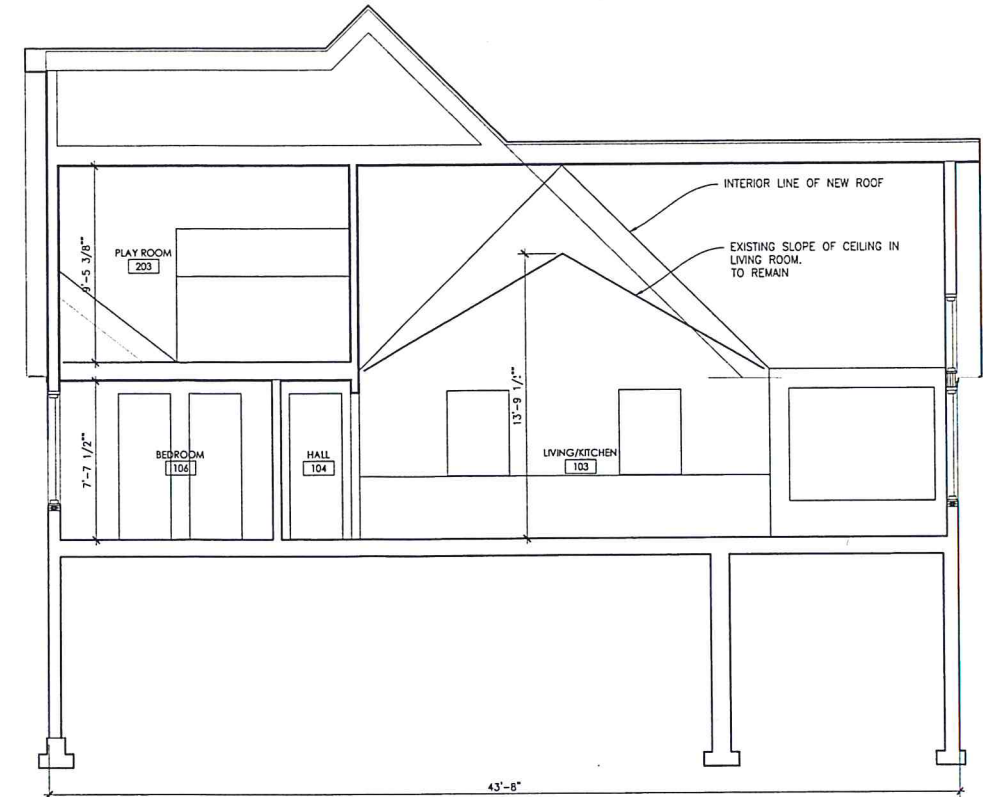




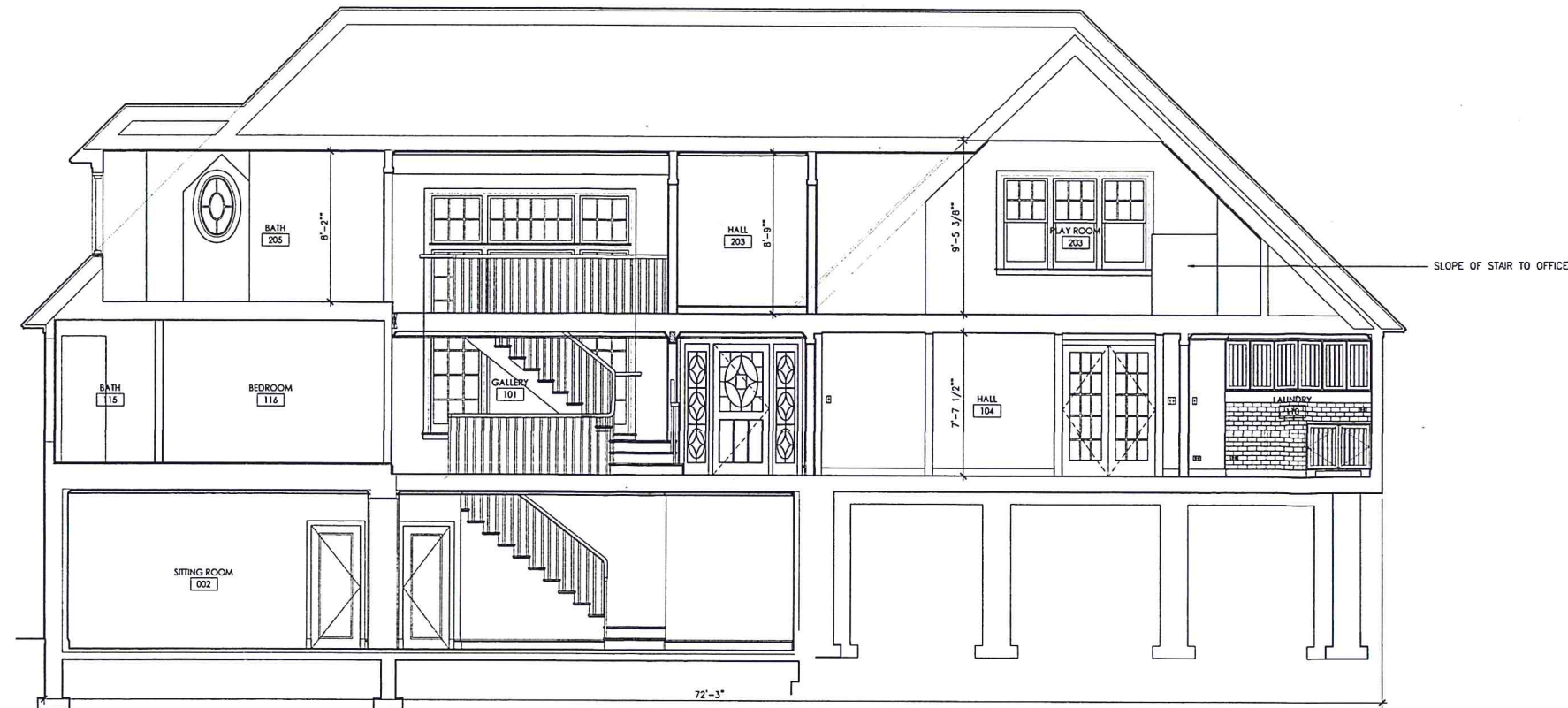
① BUILDING SECTION  
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② BUILDING SECTION  
SCALE: 1/4"=1'-0"



③ BUILDING SECTION  
SCALE: 1/4"=1'-0"



④ BUILDING SECTION  
SCALE: 1/4"=1'-0"

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BUILDING SECTIONS

Scale AS NOTED Drawing Number

Drawn by GH

A.18

Date 08-18-2015