

APPLICATION OR APEAL#: 30-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

PLANNING BOARD OF APPEALS
SEP 17 2020
PROPOSAL

1) Applicant: Eric and Jennifer Fugelsang
Mailing Address: 5 Old Farm Road, New Fairfield, CT. 06812
Phone#: 914-456-2960 Email: efugel@aol.com

2) Premises located at: 5 Old Farm Road on the (SOUTH) side of the street
at approx. 0 feet (EAST) from Fox Hollow Road (nearest intersecting road).

3) Property Owner Name: Eric and Jennifer Fugelsang

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 23 Block No.: 6 Lot No.: 3

5) Zone in which property is located: R44 Area of Lot: 17,527 sq. ft. / 0.4 Ac.

6) Dimensions of Lot: Frontage: 160.12' Average Depth: 95 ft

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: In-ground pool permitted on June 8th, 1976 / ZBA Variance # 5-76

10) Proposal for which variance is requested: Reduce side set back from 20ft to 11.2ft (overhang included in measurement) for proposed master bath addition. Current master bath would be converted into closet. There would be no increase in impervious surfaces.

Hardship: We have a pre-existing non-conforming shallow corner lot. Back patio is the only option for the master bath addition due to the current septic location on the side of the house.

11) Date of Zoning Commission Denial: 8/23/20

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

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

Setbacks Requested: Front to: _____ Rear to: _____
Side to: 20 ft to 11.2 ft Side to: _____

13) Use to be made of property if variance is granted: New master bedroom bathroom.

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: _____

#2

SIGNATURE OF OWNER OR AGENT: Eric Fugelsang DATE: 08/20/2020

received
8-20-2020

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: August 25, 2020

PROPERTY OWNER: Eric & Jennifer Fugelsang

PROPERTY ADDRESS: 5 Old Farm Road

APPLICANT/AGENT: Eric & Jennifer Fugelsang

MAILING ADDRESS: 5 Old Farm Road

ZONING DISTRICT: R-44 **MAP:** 23 **BLOCK:** 6 **LOT:** 3

Please be advised that the applicant has requested (See Noncompliance)

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

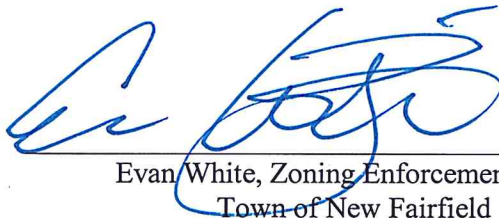
Sections:

- 3.2.5-Minimum Lot Area and Frontage (A)
- 3.2.6-Minimum Building and Structure Setbacks (B)
- 3.2.11-Minimum Lot Dimensions
- 3.2.8-Maximum Impervious Coverage
- 7.1.1.1-Improved lots in a Validated Subdivision or Recorded Approved Subdivision and Resubdivision (A+B)
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building or Structures (A+B)

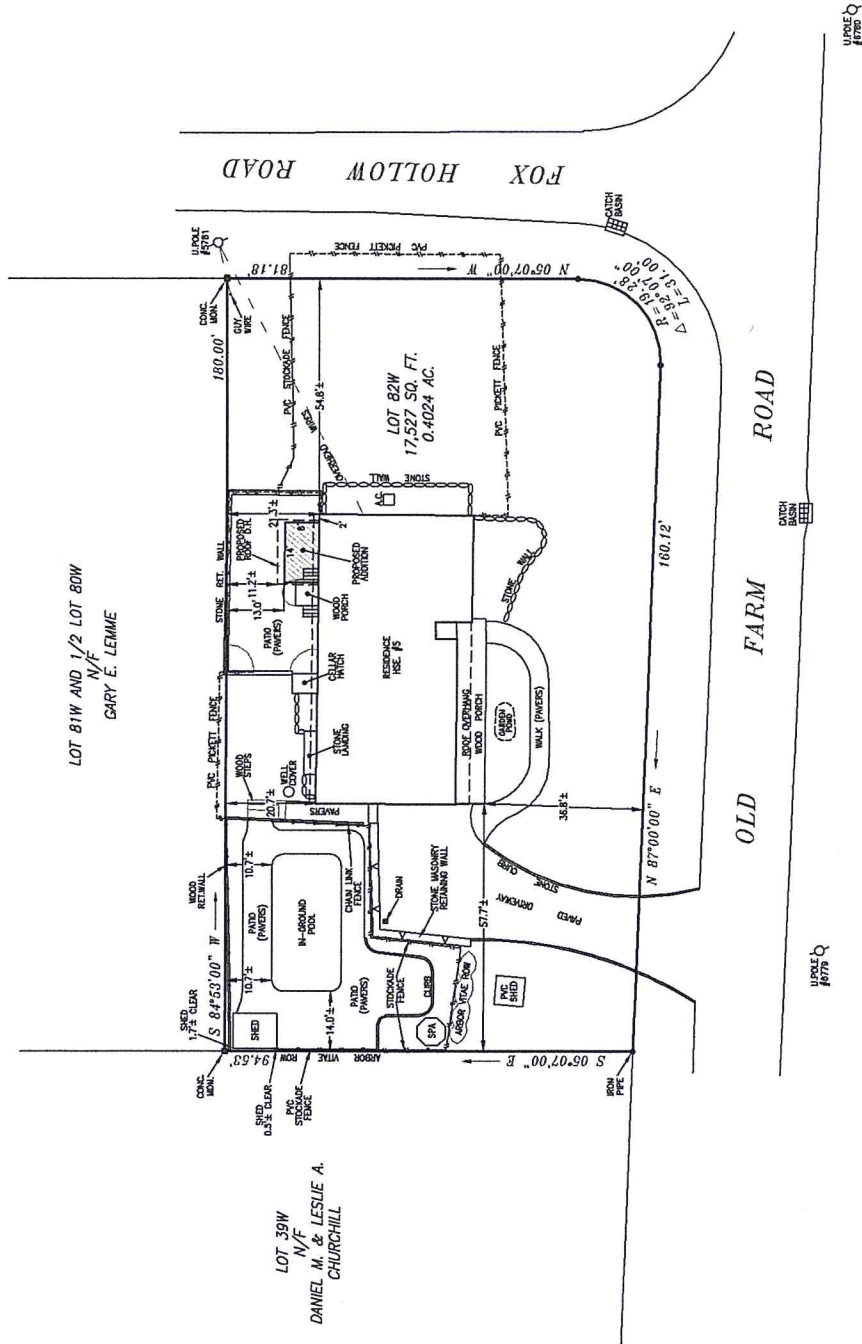
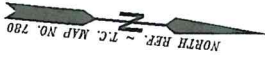
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



PROPERTY SURVEY
PREPARED FOR

ERIC & JENNIFER FUGELSANG

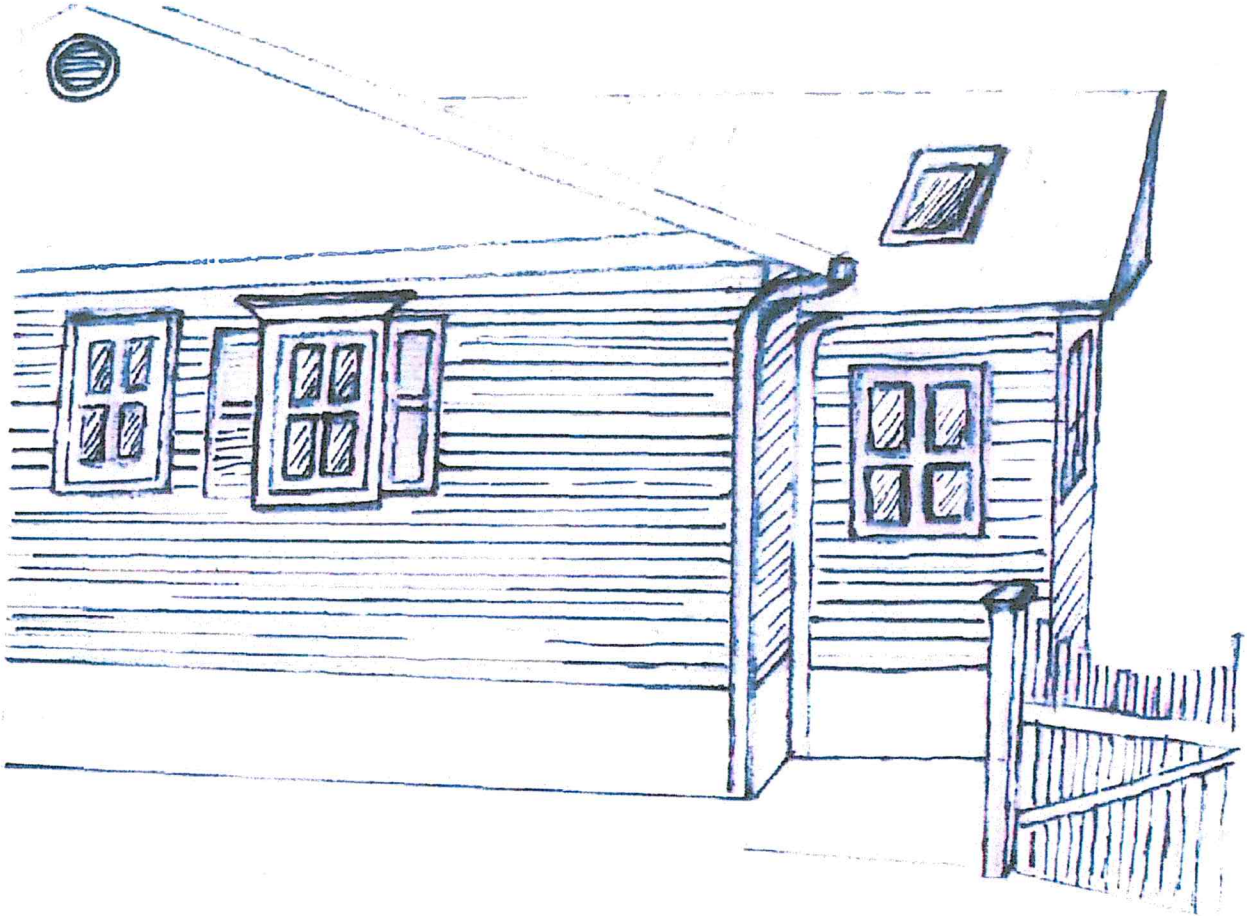
5 OLD FARM ROAD
TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
AUG. 5, 2020 SCALE: 1" = 20'

PREPARED BY THE OFFICE OF
PAH, INC. ~ LAND SURVEYORS
35 DANBURY ROAD NEW MILFORD, CT.

- NOTES:
- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NOS. 780, 885, 900, 925 AND VOL. 502 PG. 1147 OF THE NEW FAIRFIELD LAND RECORDS.
 - 3) THIS MAP REPRESENTS A RESURVEY OF LOT 82W AS DEPICTED ON TOWN CLERK MAP NO. 780.
 - 4) PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AS LISTED IN VOL. 38 PG. 583 AND VOL. 52 PG. 466 OF THE M.F.L.R.
 - 5) MONUMENTATION FOUND OR SET DEPICTED HEREON.
 - 6) UNDERGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND OTHER SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
 - 7) REFERENCE MADE TO SECTION 1-13A OF THE CONNECTICUT GENERAL STATUTES.
 - 8) THE SUBJECT PROPERTY WAS GRANTED A VARIANCE BY THE NEW FAIRFIELD ZONING BOARD IF APPEALS AS RECORDED IN VOL. 124 PG. 57 OF THE NEW FAIRFIELD LAND RECORDS.
 - 9) EXISTING BUILDING COVERAGE EQUALS 12.8% ±.
PROPOSED BUILDING COVERAGE EQUALS 13.4% ±.
 - 10) EXISTING IMPERVIOUS COVERAGE EQUALS 38.0% ±.
PROPOSED IMPERVIOUS COVERAGE EQUALS 38.0% ±.
(NO NET INCREASE TO IMPERVIOUS COVERAGE)



5 OLD FARM ROAD ZBA APPLICATION
AUGUST, 20 2020
ADDITION SIDE VIEW GRAPHIC



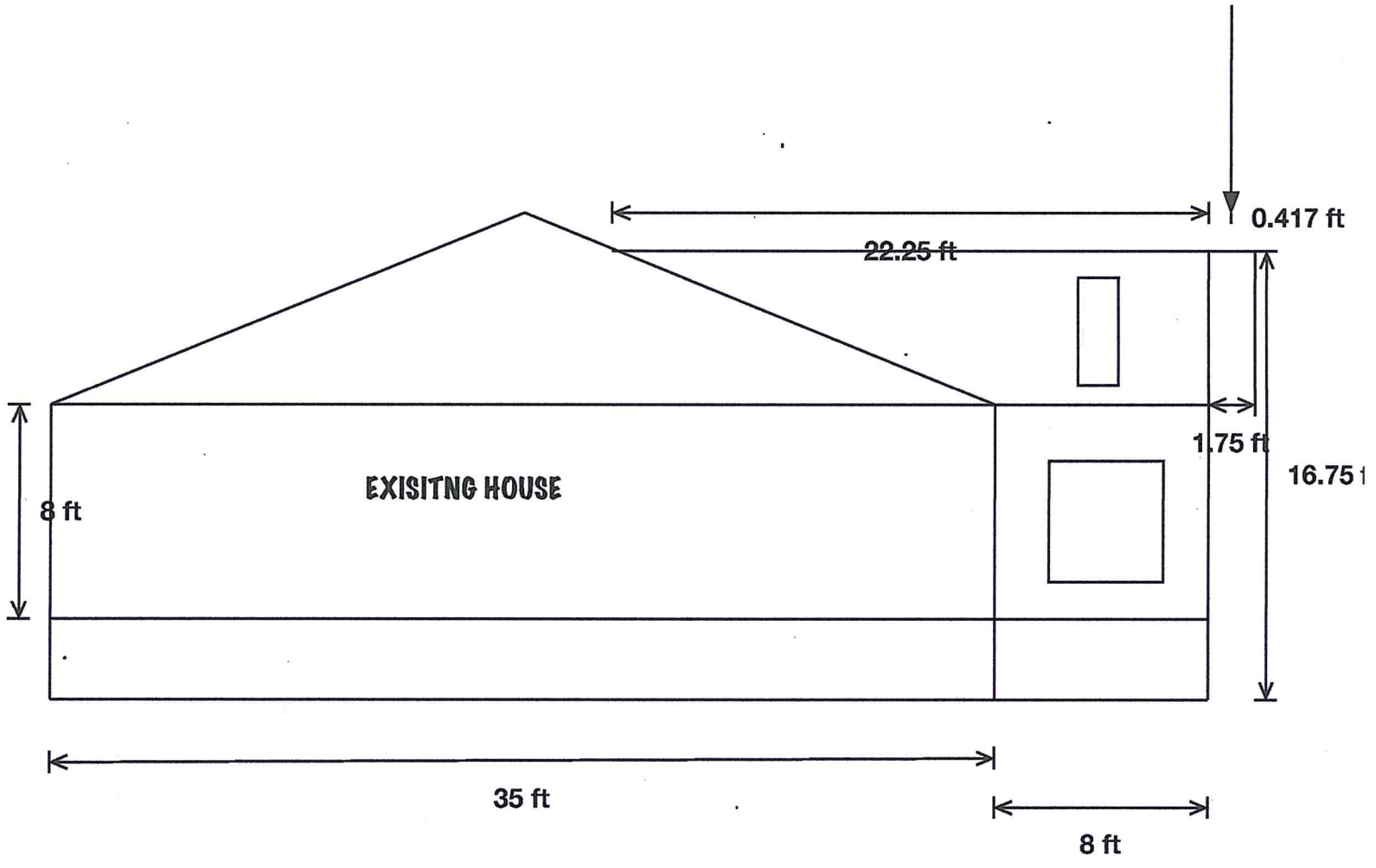
Contractor:
Chris Alward
Yellow Lab

Plans approved by:
Eric Fugelsang - Owner

EF 8/20/20
Signature Date

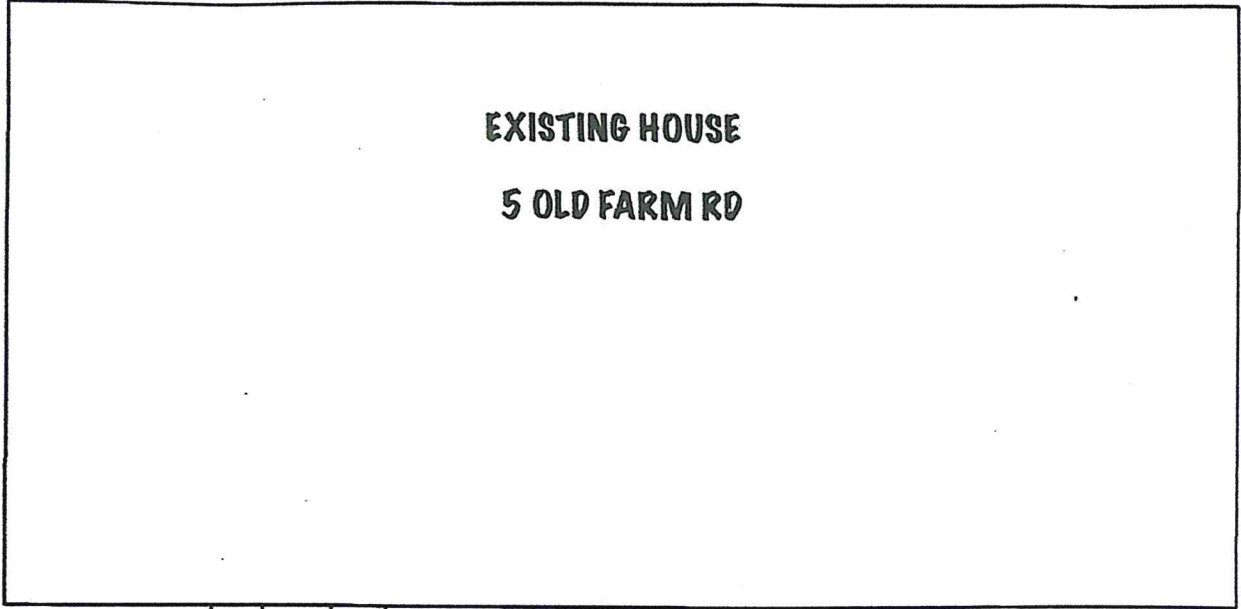
5 OLD FARM RD
NEW FAIRFIELD, CT

SCALE 1"=6'



70 ft

35 ft



21 ft

4.917 ft
EXISTING DOOR

6.5 ft
EXISTING DECK

16.083 ft
PATIO AREA

2 ft

FENCE

70 ft

EXISTING HOUSE
5 OLD FARM RD

35 ft

8 ft

PROPOSED

EXISTING DOOR

1 ft

14 ft

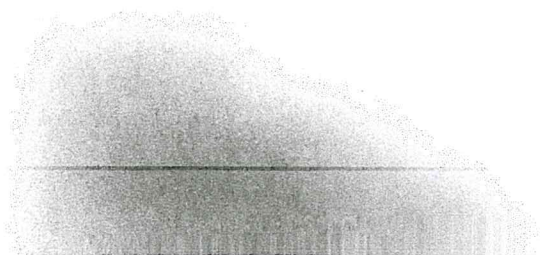
2 ft

PATIO AREA

FENCE

SCALE

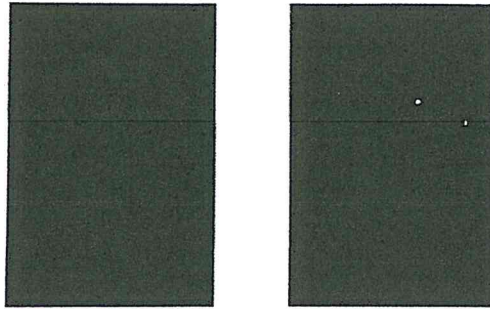
1" = 12'



PROPOSED ELEVATION VIEW

GABLE ROOF

WINDOWS



**2X6 WALL CONSTRUCTION
2X10 FLOOR
2X10 ROOF**

**FOUNDATION - BLOCK
CRAWL SPACE**

SCALE 1" = 2'