

ZONING BOARD OF APPEALS
34 SEP 20
17 2020
PROPOSAL

APPLICATION OR APEAL#:

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Robert + Ada McKee
Mailing Address: 12652 Rose Crest Ct
Fairfax, VA 22033 Phone#: 571-271-2093
Email: bmckee6099@aol.com

2) Premises located at: 31 Ridge Rd on the (N E/W) side of the street
at approx. 300 feet (N S E/W) from Ridge/Laurel (nearest intersecting road).

3) Property Owner Name: Robert + Ada McKee

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 4 Lot No.: 11+12

5) Zone in which property is located: R-44 Z1 Area of Lot: 0.3

6) Dimensions of Lot: Frontage: 150' Average Depth: 90'

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: Non-conforming lot. Existing front deck (storm damaged) to be replaced. Existing foot print only provides 40" of space between house + rail. Seeking an additional 30" (2.5ft)

11) Date of Zoning Commission Denial: 8/25/20

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

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

Setbacks Requested: Front to: 90' to 37.5' Rear to: _____
Side to: _____ Side to: _____

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

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: 8/24/20

#6

received
8-25-20

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: August 25, 2020
PROPERTY OWNER: Robert & Ada McKee
PROPERTY ADDRESS: 31 Ridge Road (C.I.)
APPLICANT/AGENT: Robert & Ada McKee
MAILING ADDRESS: 12652 Rose Crest Ct. Fairfax, VA 22033
ZONING DISTRICT: R-44 **MAP:** 20 **BLOCK:** 8 **LOT:** 11 & 12

Please be advised that the applicant would like to (See Noncompliance).

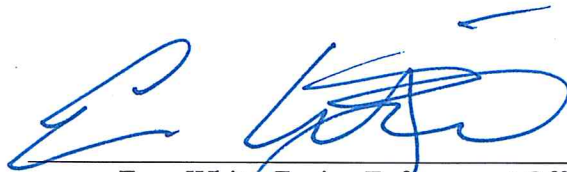
Sections:

- 3.2.5-Minimum Lot Area & Frontage (A & B)
- 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)

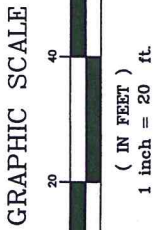
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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.



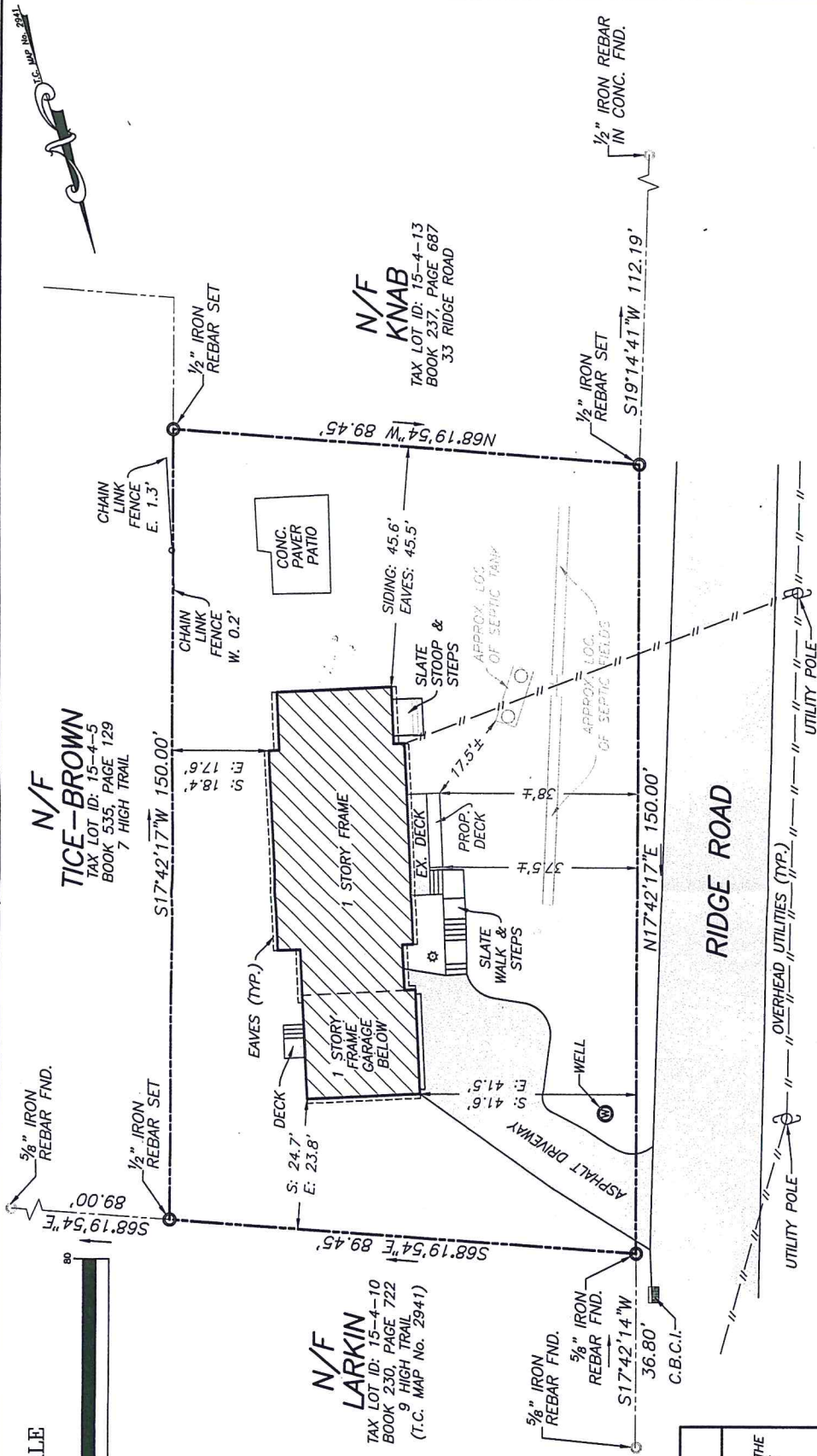
Evan White, Zoning Enforcement Officer
Town of New Fairfield



N/F TICE-BROWN
TAX LOT ID: 15-4-5
BOOK 535, PAGE 129
7 HIGH TRAIL

N/F LARKIN
TAX LOT ID: 15-4-10
BOOK 230, PAGE 722
9 HIGH TRAIL
(T.C. MAP No. 2941)

N/F KNAB
TAX LOT ID: 15-4-13
BOOK 237, PAGE 687
33 RIDGE ROAD



MAP NOTES

- THIS SURVEY WAS CONDUCTED ON THE GROUND ON AUGUST 5, 2020. MAP COMPLETED AUGUST 11, 2020.
- PROPERTY LOCATED IN R-44 (ZONE 1) ZONING DISTRICT.
- PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES HEREON.
- REFERENCES MADE TO TOWN CLERK MAP No. 126-590, 933-4-2941 AND BOOK 355, PAGE 546.
- REFERENCES MADE TO UNFILED MAPS PREPARED FOR ROBERT M. BYRNE BY DAVID L. WHITE.
- SEPTIC LOCATION SHOWN HEREON TAKEN FROM SE-BUILT CONTRACT WITH THE TOWN OF NEW FAIRFIELD.

REVISIONS / ADDITIONS

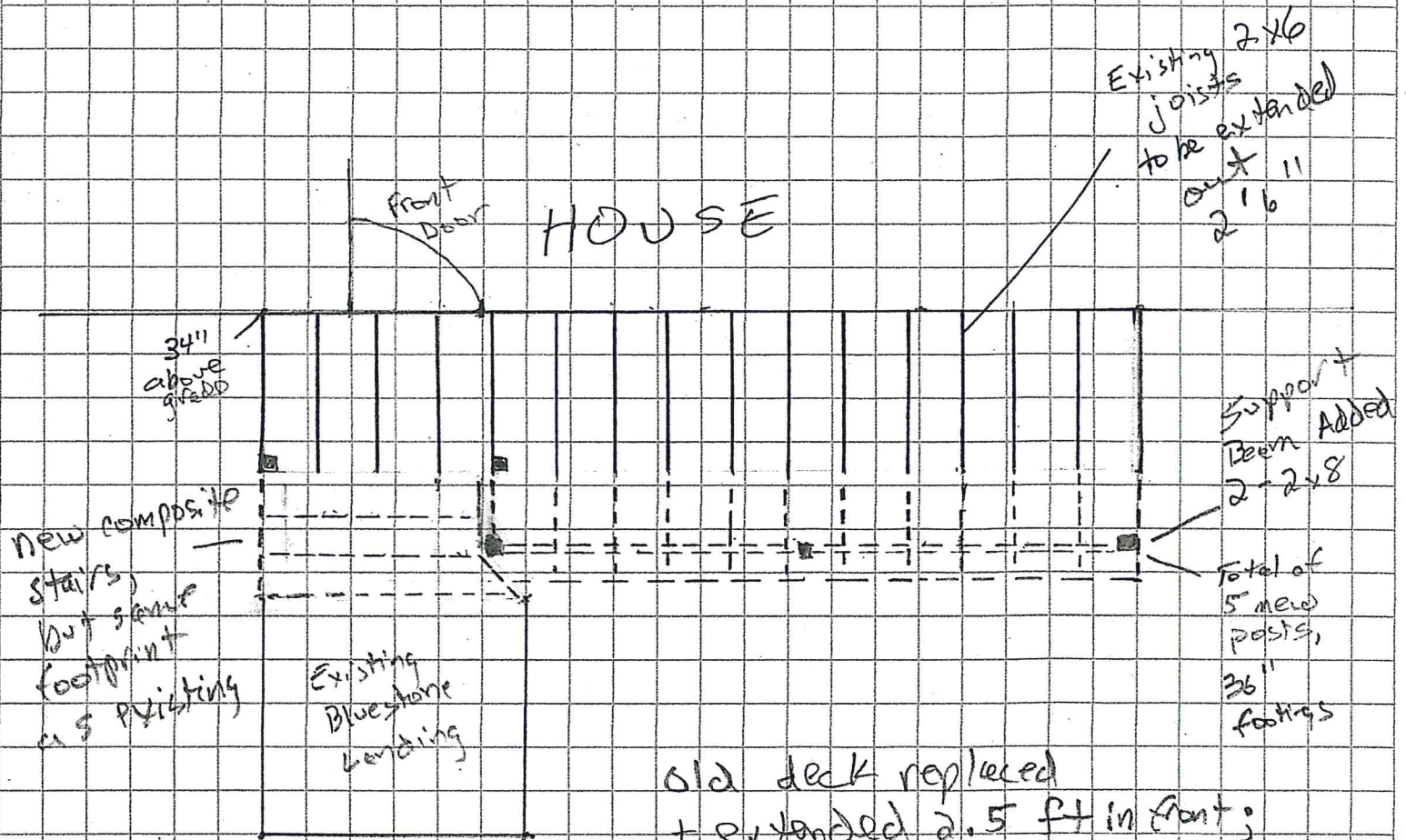
DATE	DESCRIPTION	BY

PLOT PLAN / PROPERTY SURVEY
PREPARED FOR
ROBERT J. & ADA M. MCKEE
BEING
SOUTHERLY 1/2 OF PLOT E AND THE NORTHERLY 1/2 OF PLOT D
(T.C. MAP No. 126)
ALSO KNOWN AS
31 RIDGE ROAD
SITUATE IN THE
TOWN OF NEW FAIRFIELD DISTRICT 1
FAIRFIELD CO., CT.



CERTIFICATION
AS BEEN PREPARED PURSUANT TO THE STANDARDS FOR AN INDEPENDANT RESURVEY, TO T.C. MAP NO. 126 ON FILE WITH THE FIELD LAND RECORDS. THE MINIMUM ACCURACY FOR CLASS SURVEYS.
KNOWLEDGE AND BELIEF THIS MAP IS TRULY CORRECT AS NOTED HEREON
Dated: 8/11/2020
R. J. Fazio
S. P. L. S. License No. 70432

15-4-11 (MCKEE 2020)



old deck replaced
 + extended 2.5 ft in front;
 existing joists extended out;
 new deck: composite
 decking, railing, skirt;
 metal railing