APPLICATION OR APEAL#: 41-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Jonathan Krost, Architect
Mailing Address: 46 Walnut Tree Hill Road
Sandy Hook, CT 06482 Phone#: 203-947-0318
Email: jone jk-architect.com

2) Premises located at: 9 Knollcrest Road on the (N S E W) side of the street
at approx. 700 feet (N S E W) from State Rt. 39 (nearest intersecting road).

3) Property Owner Name: Philip Kraska

Interest in Property: OWNER ✓ CONTRACT PURCHASER ____ LEASEE ____ AGENT ✓

4) Tax Assessor Map No.: 10 Block No.: 4 Lot No.: 4

5) Zone in which property is located: 1 Area of Lot: 0.5

6) Dimensions of Lot: Frontage: 252' Average Depth: 100'

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

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: Remove existing structure down to the foundation. Elevate first floor 3'. Rebuild 1 1/2 story single family structure on existing footprint with new roof configuration. New 10' x 7' single story addition on South side of house. New covered deck 6.6 feet deep on South + East side of house. New 36" decorative roof overhang on all 4 sides of house

Hardship: Existing non conforming lot, narrow lot w/ decent slope

11) Date of Zoning Commission Denial: [redacted] Sept 24, 2020

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

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

Setbacks Requested: Front to: from 40' to 11' Rear to: 50' to 26'6
Side to: [redacted] Side to: [redacted]

13) Use to be made of property if variance is granted: Single Family Residence

#7

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: 9.24.20

received 9-24-20

TOWN OF NEW FAIRFIELD
ZONING REPORT

SUBJECT: **VERIFICATION OF NON-COMPLIANCE**

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

DATE: **September 24, 2020**

PROPERTY OWNER: **Philip Kraska**

PROPERTY ADDRESS: **9 Knollcrest Road**

APPLICANT/AGENT: **Jonathan Kost, Architect**

MAILING ADDRESS: **46 Walnut Tree Hill Road, Sandy Hook, CT 06482**

ZONING DISTRICT: R-44 MAP: 10 BLOCK: 4 LOT: 4

Please be advised that Mr. Fitzgerald would like to .....See ZBA Application.

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 and Structure Setbacks (A+C)
3.2.8-Maximum Impervious Coverage
3.2.11-Minimum Lot Dimensions
7.1.1.2-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

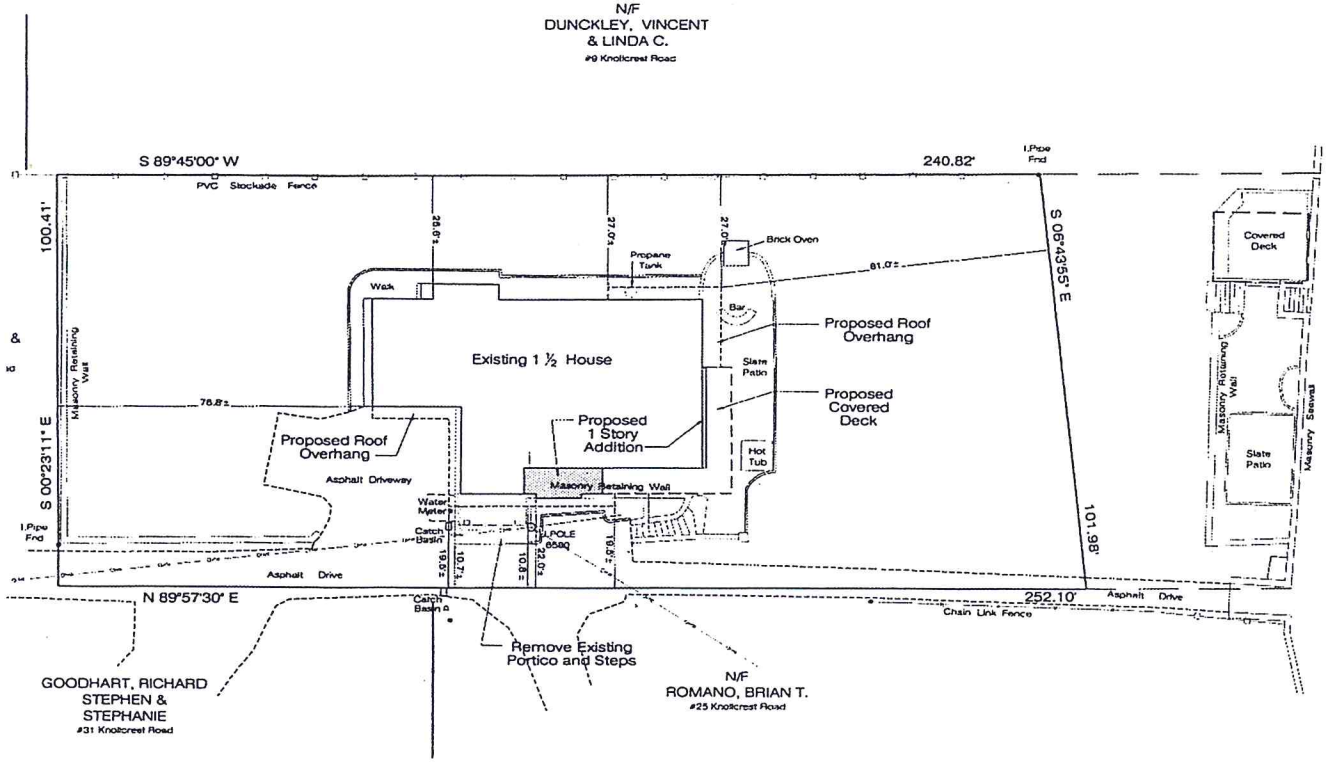
6. LOT IS LOCATED IN ZONE R-44. MINIMUM REQUIRED PROPERTY LINE SETBACKS.
   FRONT- 40 Feet
   SIDE- 20 Feet
   REAR- 50 Feet

7. INLAND WETLAND REGULATED AREAS, IF PRESENT, ARE NOT INTENDED TO BE SHOWN.

8. IT IS THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO OBTAIN ANY AND ALL REQUIRED PERMITS AND/OR VARIANCES THAT MAY BE REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITY.

9. PROPOSED CALCULATIONS ARE BASED ON ARCHITECTURAL PLANS SUBMITTED BY THE CLIENT. IN SOME CASES DIMENSIONS ARE SCALED. IT IS THE CONTRACTORS RESPONSIBILITY TO ADJUST FOR SIDING THAT WILL BE ADDED TO THE STRUCTURE WITH RESPECT TO COVERAGE AND SETBACKS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR DETAILS THAT ARE NOT SUBMITTED FOR OUR REVIEW.

10. REFERENCE IS MADE TO VOLUME 542, PAGE 517 ON FILE IN THE NEW FAIRFIELD TOWN CLERKS OFFICE.



IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PLAN IS NOT VALID WITHOUT A CONSTRUCTION SURVEY
"CALL BEFORE YOU DIG" 1-800-922-4455

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY.

To my knowledge and belief this map is substantially correct as noted hereon.

Charles Spath, Jr. L.S. CT No. 70056

NO.	DATE	DESCRIPTION

REVISIONS

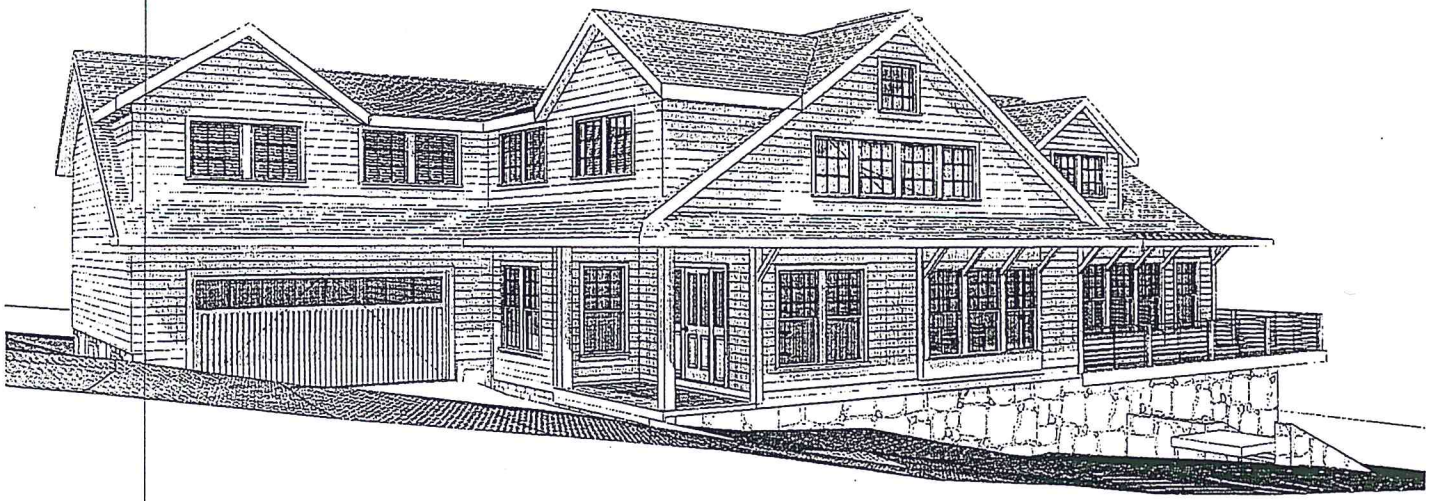
DATA ACCUMULATION PLAN
ASSESSOR'S MAP 10, BLOCK 4, LOT 4
9 KNOLLCREST ROAD
NEW FAIRFIELD, CONNECTICUT
PREPARED FOR
JON KOST

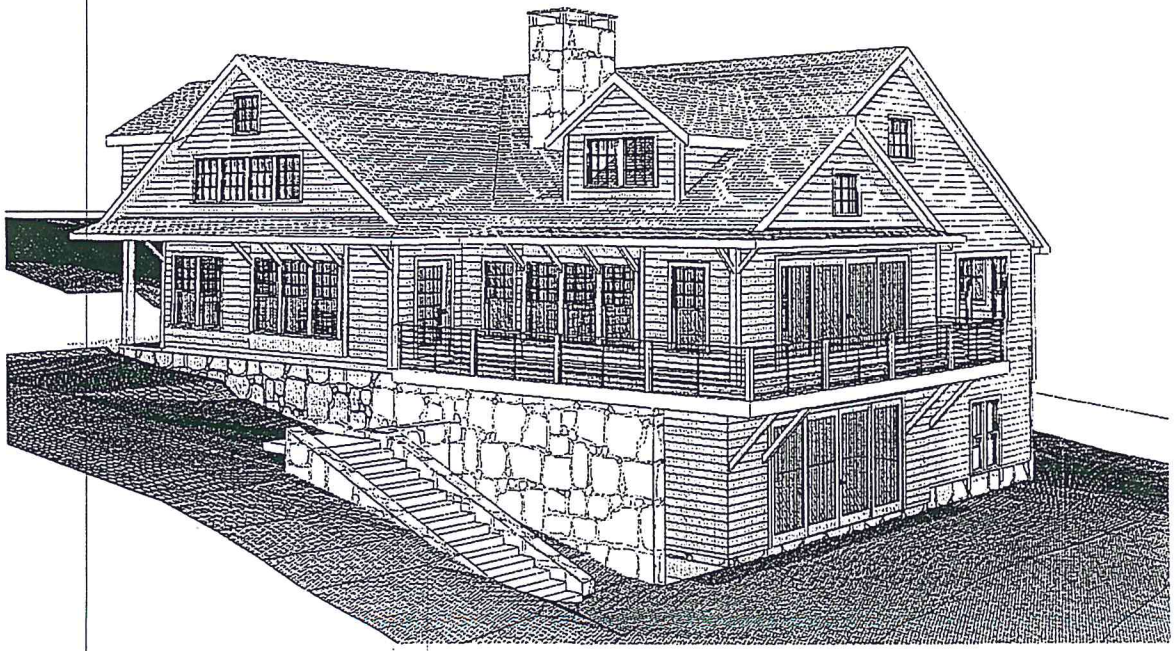
20 0 20 40

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
09-18-2020	1"=20'	CS	2067	XXXX

STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
1711 Main Street South
Southbury, Connecticut 06488
Phone 203.264.8511 Fax 203.264.8508
email info@stuartsomers.com

1/1





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111 Church Hill Road
Sandy Hook, CT 06482

203 - 426 - 3131

www.jk-architect.com

Jon@jk-architect.com

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SEAL

ALTERATIONS AND ADDITIONS

THE KRASKA RESIDENCE
9 KNOLLCREST ROAD
NEW FAIRFIELD, CONNECTICUT

ISSUE	DATE
design review mtg	6/30/20
ZBA	9/24/20
REVISIONS	

Date:	9/24/20
Scale:	AS NOTED
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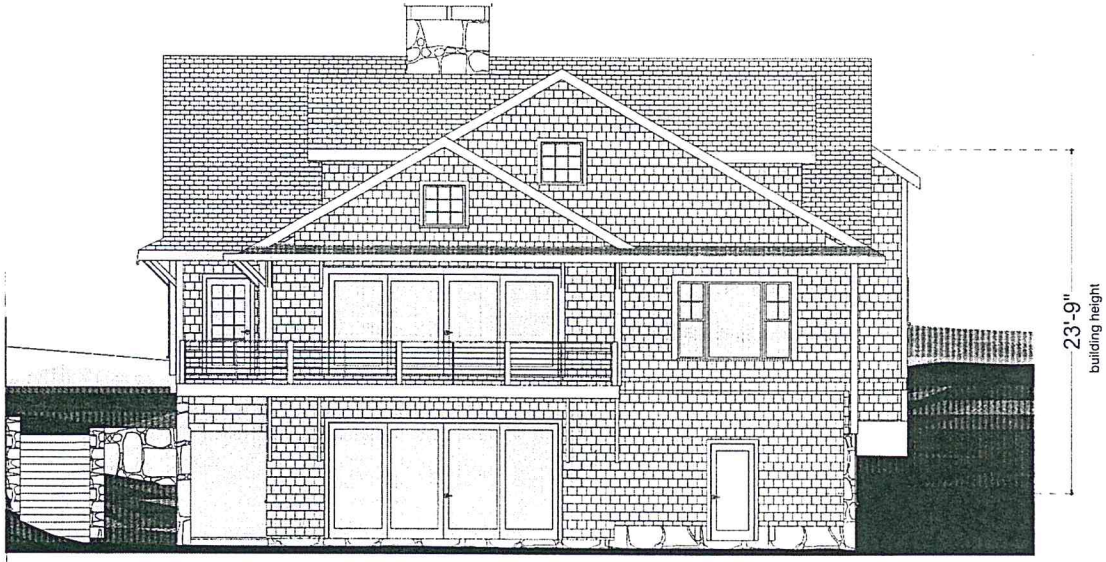
Job:	
Sheet	

A-2.2

Plotted On 9/24/20

RENDERINGS



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

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

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ALTERATIONS AND ADDITIONS
THE KRASKA RESIDENCE
9 KNOLLCREST ROAD
NEW FAIRFIELD, CONNECTICUT

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") THEN THIS DRAWING WAS NOT REDUCED OR ENLARGED, AFFECTING ALL LABELED SCALES

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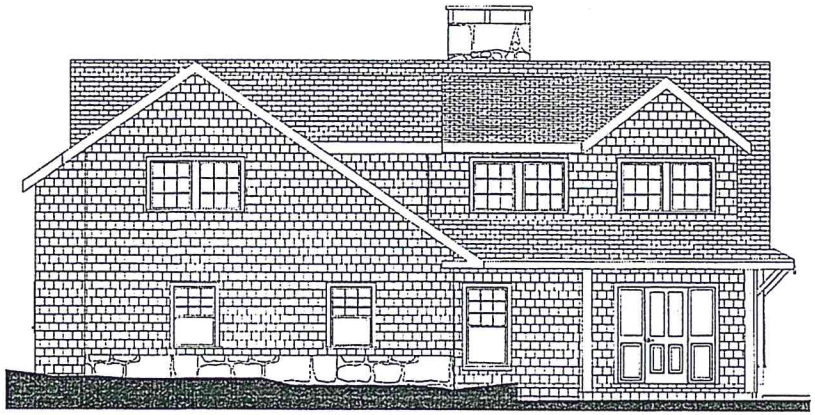
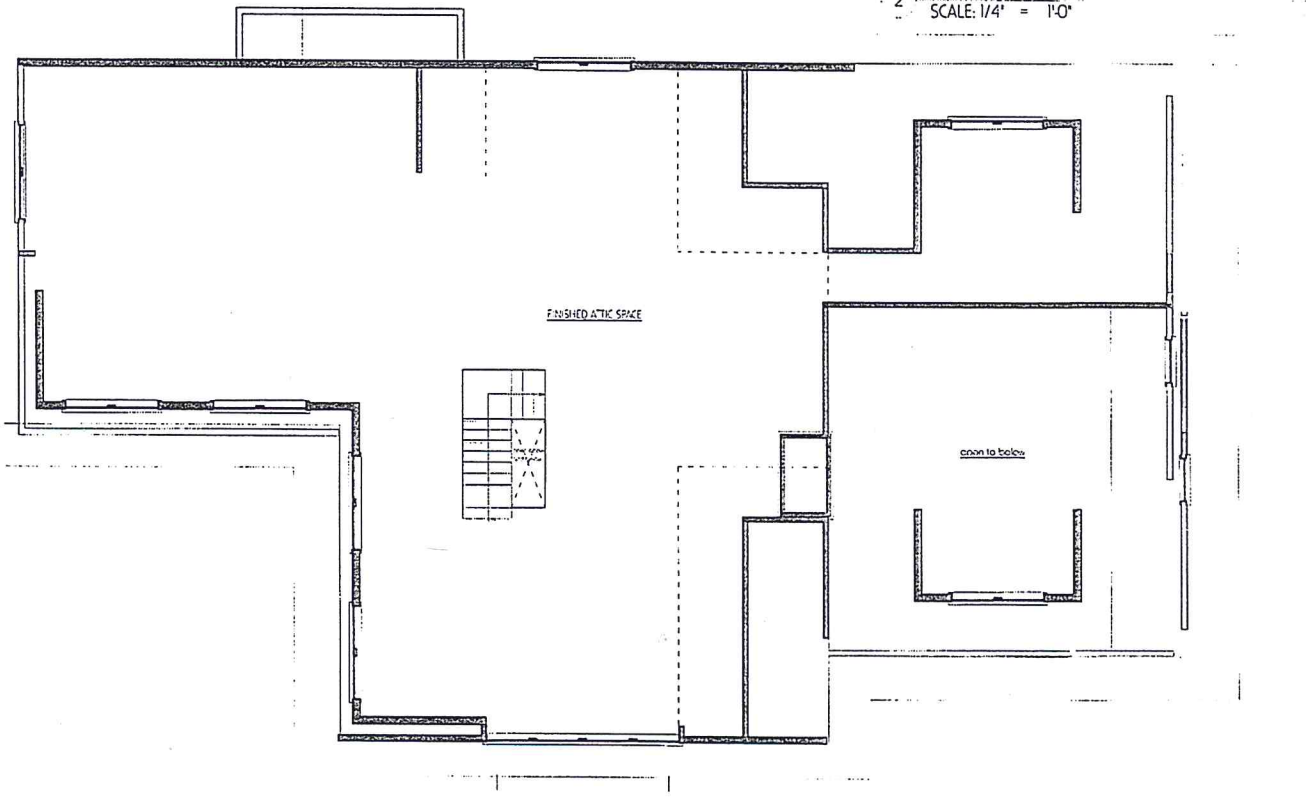
PROPOSED ELEVATIONS



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



1 A-1.3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ALTERATIONS AND ADDITIONS
THE KRASKA RESIDENCE
9 KNOLLCREST ROAD
NEW FAIRFIELD, CONNECTICUT

DISCLAIMER
IF THE MEDIA SUBMITTED DOES NOT RESEMBLE ONE INCH (1") EXACTLY THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES

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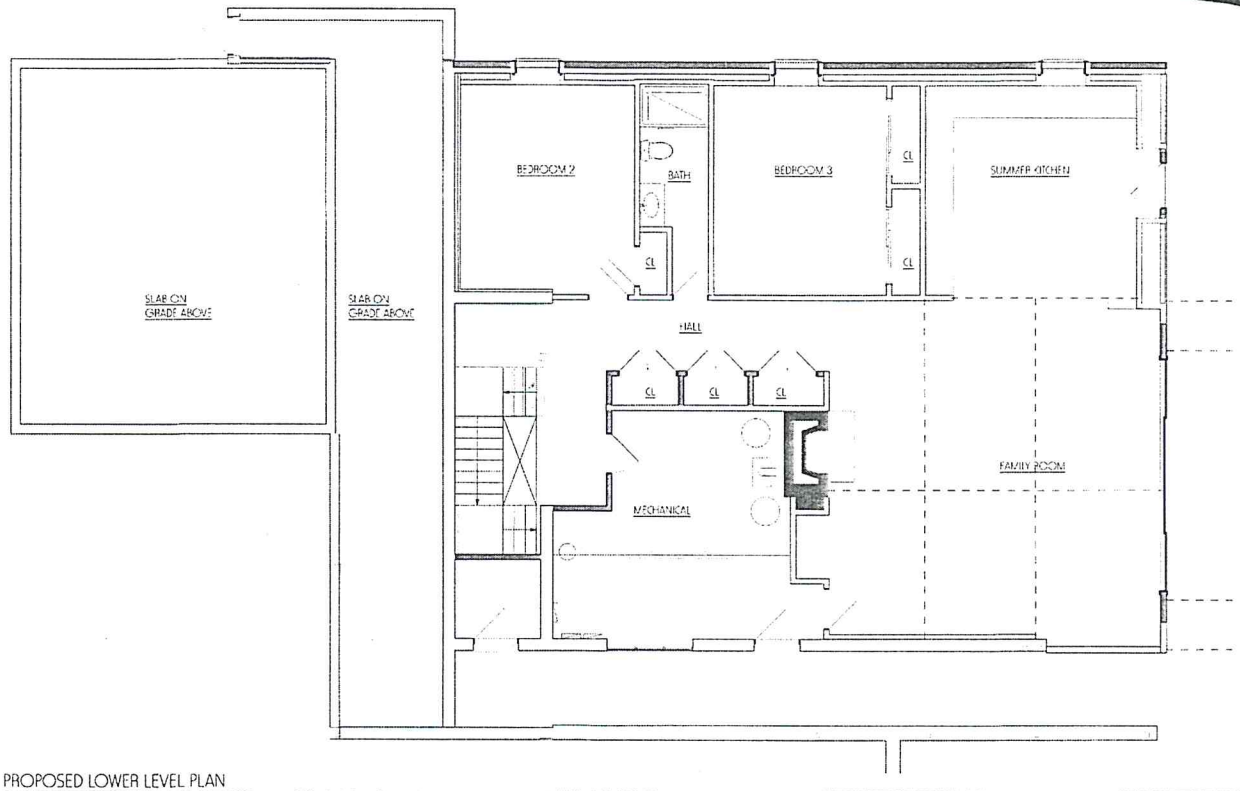
Printed On 9/24/20

PROPOSED SECOND FLOOR PLAN

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



1 PROPOSED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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NEW FAIRFIELD, CONNECTICUT

IF THIS BRONZE SAMPLE DOES NOT MEASURE ONE INCH (1") EXACTLY THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES

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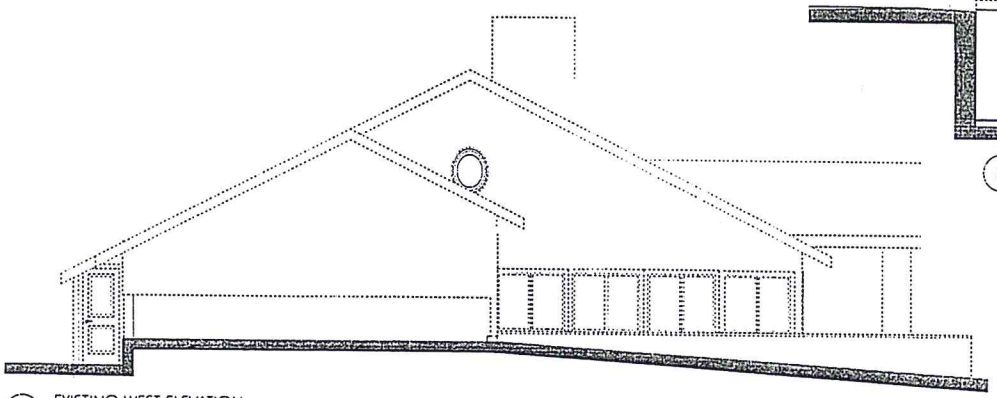
LOWER LEVEL PLAN



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

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

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

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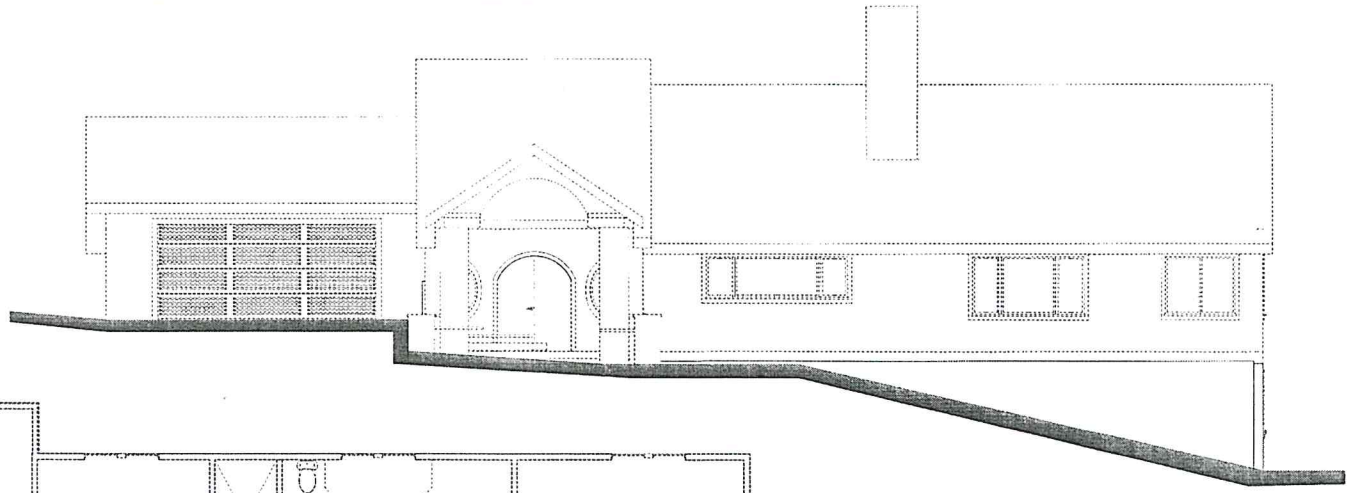
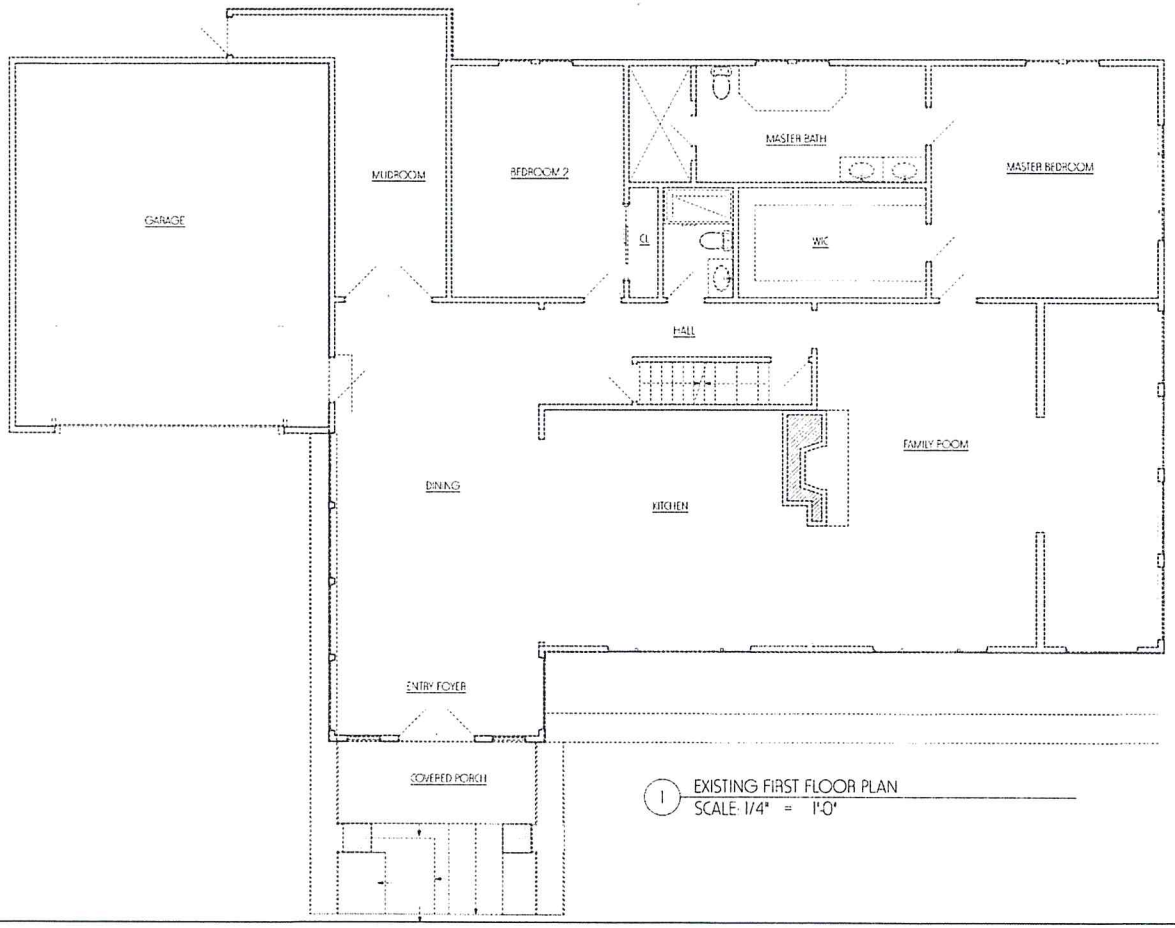
EX-1.4

Plotted On: 9/24/20

EXISTING ELEVATIONS



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



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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EX-1.2

Plotted On 9/24/20

EXISTING FIRST FLOOR PLAN