

received  
9-29-20

APPLICATION OR APEAL#: \_\_\_\_\_

# APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

#43-20

1) Applicant: Joe Coelho (DBA) JC Contracting LLC  
Mailing Address: 1 Stonebridge Trail Sandy Hook CT. 06482  
Phone#: (203) 949-4748  
Email: JCContracting1@Charter.net

2) Premises located at: 11 Knolls rd. on the (N/S/E/W) side of the street  
at approx. 500 feet (N/S/E/W) from Candlewood Knoll rd. (nearest intersecting road).

3) Property Owner Name: Vincent Shiro

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 40 Block No.: 3 Lot No.: 17-19

5) Zone in which property is located: R-44 Area of Lot: 7500 SF.

6) Dimensions of Lot: Frontage: 75 Average Depth: 100'

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: Request To Build open  
Deck on Left Side of house with step to yard  
for easier access to house

Hardship: Property on Police House Lower Deck Behind  
Non Compliant Lot approx - 12' x 20'

11) Date of Zoning Commission Denial: October 27, 2020

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

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

Setbacks Requested: Front to: 35' Rear to: 34.5'  
Side to: (Left) 21' Side to: No Change

13) Use to be made of property if variance is granted: Single Family use. (#1)

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: 9-23-20

received  
9-23-20

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan White, Zoning Enforcement Officer  
**DATE:** October 27, 2020  
**PROPERTY OWNER:** Vincent Schiro  
**PROPERTY ADDRESS:** 11 Knolls Road  
**APPLICANT/AGENT:** Joe Coelho/ JC Contracting LLC.  
**MAILING ADDRESS:** 1 Stonebrindge Trail, Sandy Hook, CT 06482  
**ZONING DISTRICT:** R-44   **MAP:** 40   **BLOCK:** 3   **LOT:** 17-19

Please be advised that Mr. Schiro would like to request to build an open deck off the left side of the house with steps to yard for easier access to house.

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

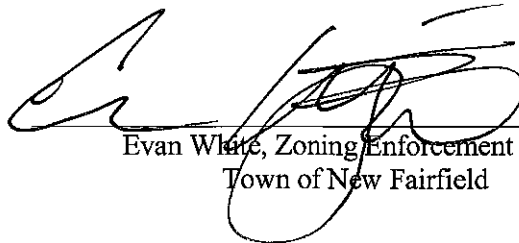
Sections:

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

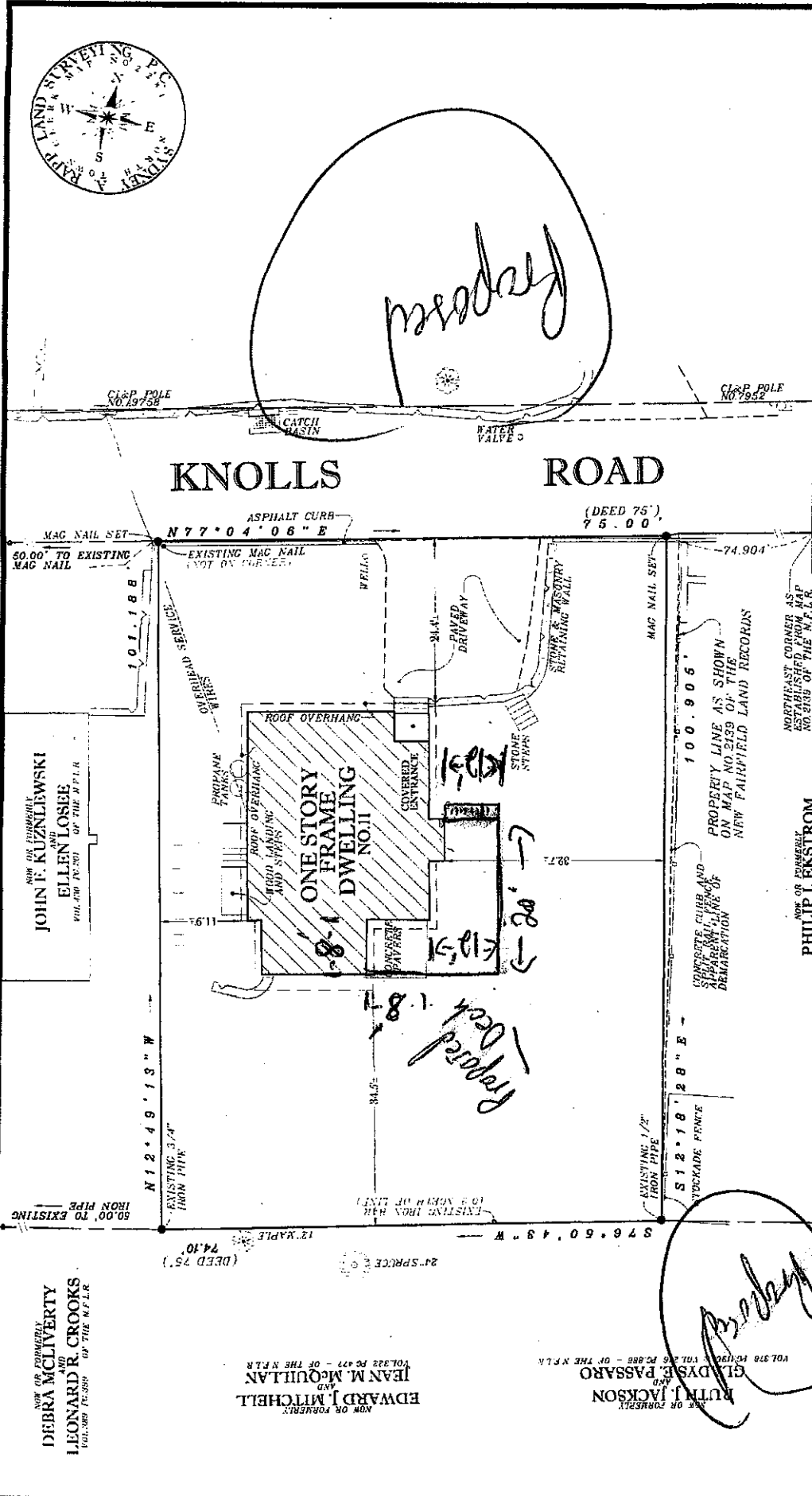
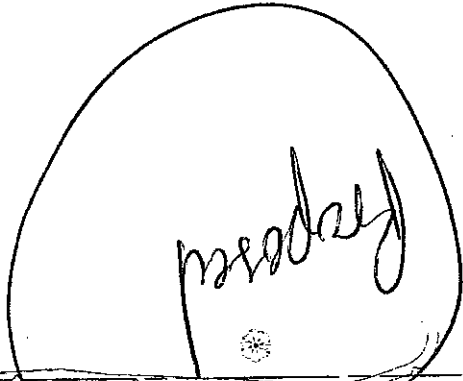
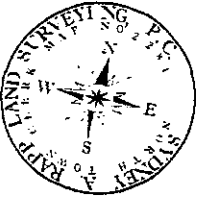
**THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.**

**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



**IMPROVEMENT LOCATION SURVEY**

PREPARED FOR  
**MARIE B. KNOX**

SHOWING PROPERTY SITUATED AT  
 11 KNOLLS ROAD - CANDLEWOOD KNOLLS  
 NEW FAIRFIELD, CONNECTICUT  
 TAX ASSESSOR MAP 40 - BLOCK 3 - LOTS 17-19

SCALE: 1"=40'  
 AREA: 532 Sq. Ft.  
 DRAWN BY: J.A.R.  
 DATE: JUNE 7, 2011  
 ZONE: R-4  
 TO BE SURRENDERED AND BUILT  
 THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Philip J. Ekstrom  
 State of Connecticut  
 No. 7400

**OWNERSHIP NOTES:**

- OWNERS OF RECORD: MARIE B. KNOX - VOL. 293 PG. 205-206 OF THE N.F.L.R.

**SURVEY NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 30-300H-1 THROUGH 20 300H-20 AND THE "STANDARDS FOR SURVEYS AND RIGHTS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEFENSIBLE RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- MONUMENTATION FOUND OR SET DEFICIT HEREON
- PIVOTS FROM PINS ESTABLISHED FROM MAPS OF RECORD, LOCATION OF EXISTING IRON EMBLEMES MADE TO MATCH AND 2009 OF THE NEW FAIRFIELD LAND RECORDS
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH TOGETHER WITH ALL THE RIGHTS, PRIVILEGES AND EASEMENTS AND SURVIVING COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH OR REFERRED TO IN VOLS. 18, 99, VOL. 34 PG. 142 AND VOL. 34 PG. 122 OF THE N.F.L.R.

**PHILIP J. EKSTROM**  
 VOL. 205 PG. 20 - VOL. 142 PG. 48 - OF THE N.F.L.R.  
 TC MAP NO. 2159

**JOHN F. KUZNEVSKI AND ELLEN LOSEE**  
 VOL. 100 PG. 201 - OF THE N.F.L.R.

**DEBRA MCCLIVERTY AND LEONARD R. CROOKS**  
 VOL. 389 PG. 259 - OF THE N.F.L.R.

**EDWARD J. MITCHELL AND JEAN M. MCGUILLAN**  
 VOL. 322 PG. 477 - OF THE N.F.L.R.

**GLADYS E. PASSARO AND RUTH J. JACKSON**  
 VOL. 378 PG. 136 - VOL. 216 PG. 888 - OF THE N.F.L.R.

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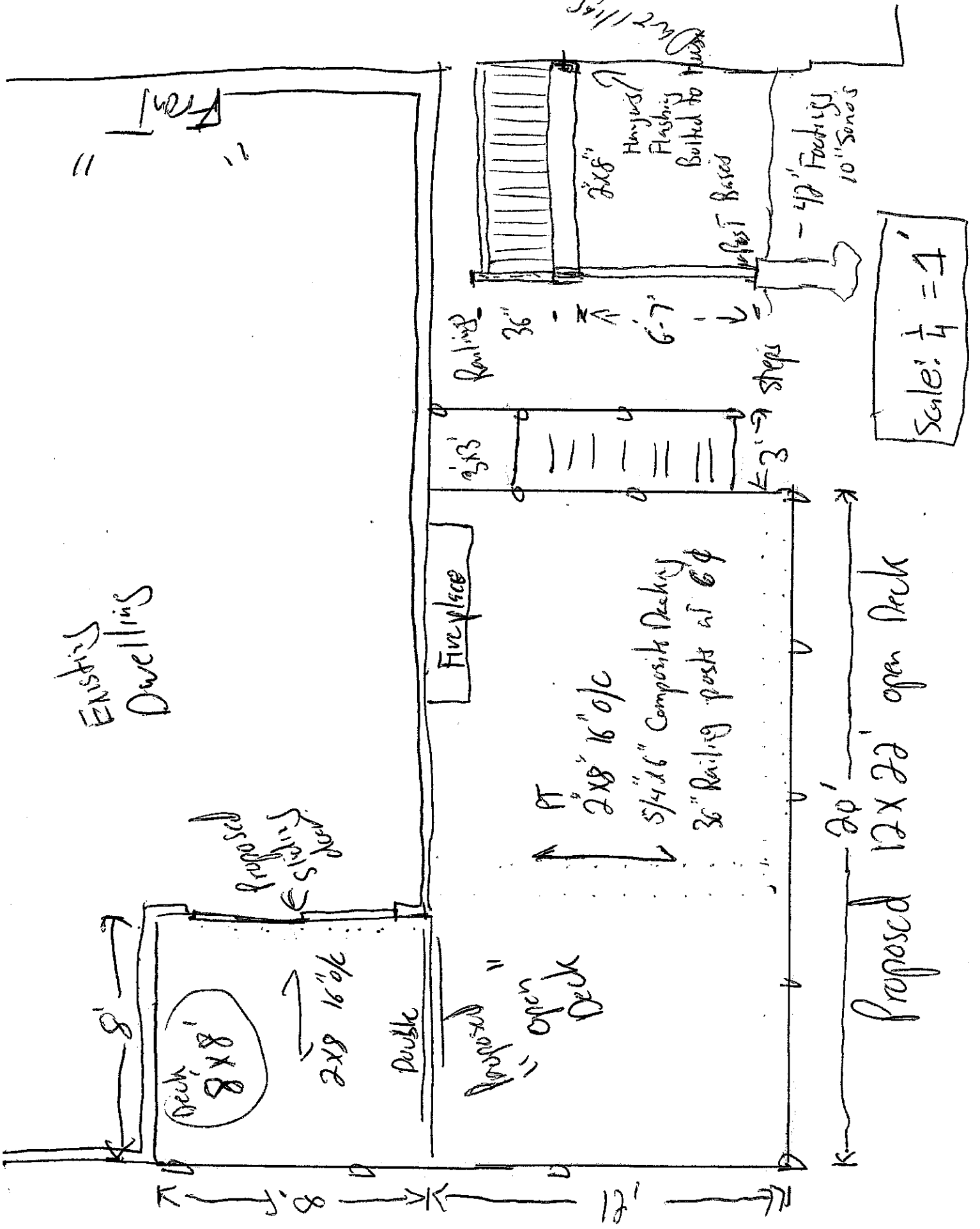
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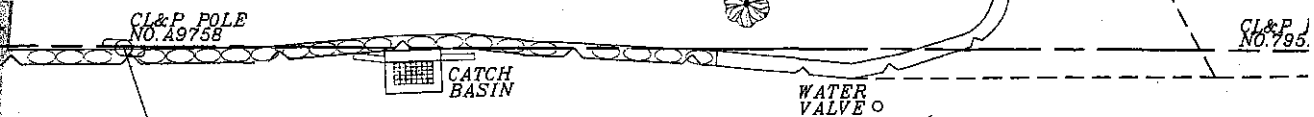
**GLADYS E. PASSARO AND RUTH J. JACKSON**  
 VOL. 378 PG. 136 - VOL. 216 PG. 888 - OF THE N.F.L.R.

Existing Dwellings



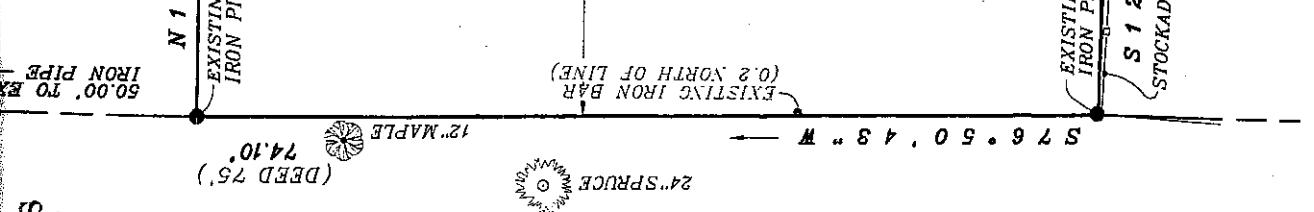
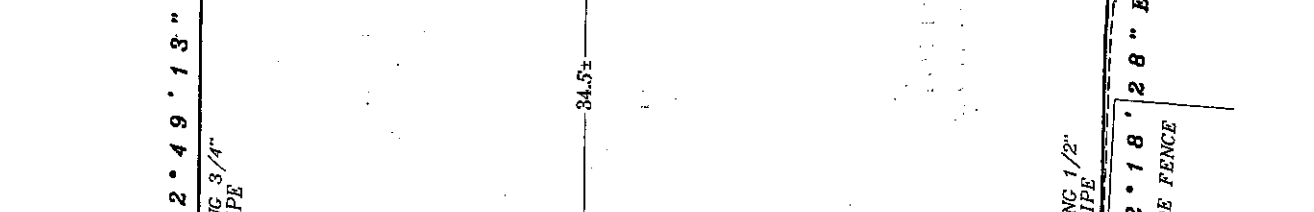
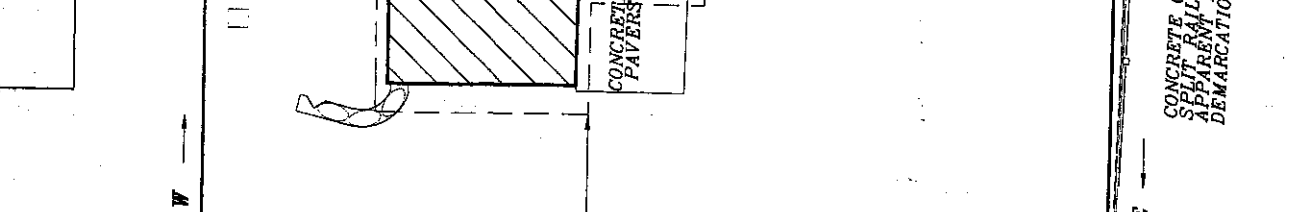
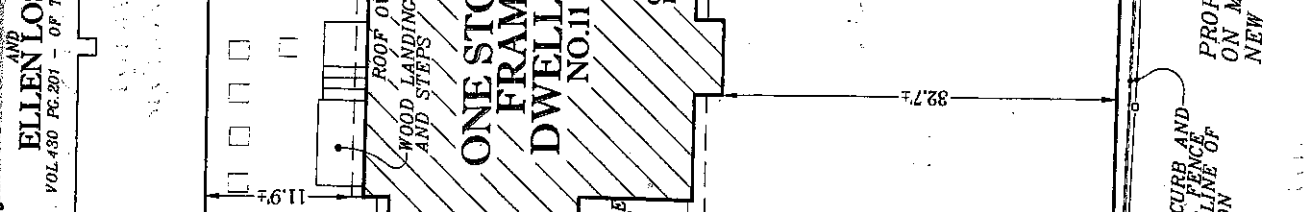
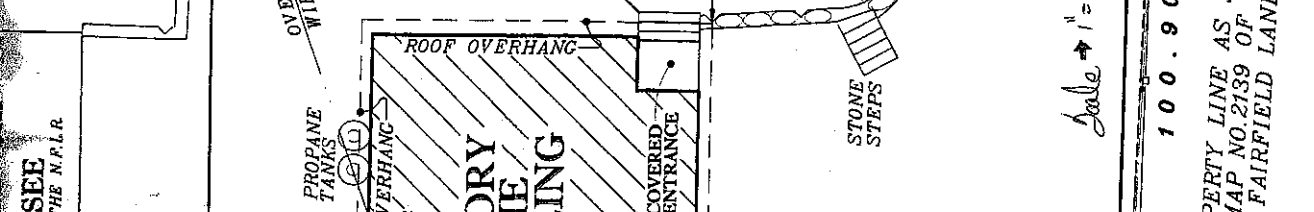
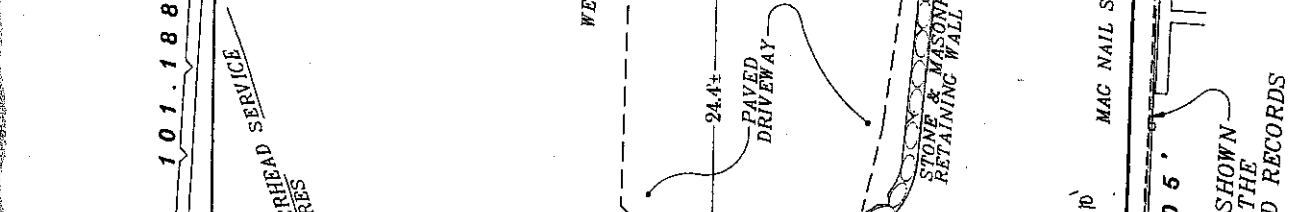
Scale: 1/4" = 1'

# KNOLLS ROAD



ASPHALT CURB (DEED 75') 75.00'

MAG NAIL SET N 77° 04' 06" E 101.188'



ONARD R. CROOKS AND ELLEN LOSEE VOL. 430 PG. 201 - OF THE N.F.L.R. EDWARD J. MITCHELL AND JEAN M. MCGILLIAN VOL. 322 PG. 477 - OF THE N.F.L.R. RUTH J. JACKSON AND GLADYS E. PASSARO VOL. 1376 PG. 1196 & VOL. 246 PG. 886 - OF THE N.F.L.R. NOW OR FORMERLY