

APPLICATION OR APEAL#: 54-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coelho JC Contracting
Mailing Address: 1 Stone Lodge Trail Sandy Hook CT
Phone#: (903) 948-4748
Email: JC Contracting @ Charter . NET

2) Premises located at: 1 Almarco on the (N S E W) side of the street
at approx. 50' feet (N S E W) from Leke shore Dr. (nearest intersecting road).

3) Property Owner Name: Dominic Ventura
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 40 Block No.: 2 Lot No.: 10

5) Zone in which property is located: R-44 Area of Lot: 0.114 Acres

6) Dimensions of Lot: Frontage: 83'-6" Average Depth: 60'

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: Install a Bump up shed roof
Remove over Main Front Roof permit to be 10'
wide and 4' up from road. (will not go over ridge
Hardship: Size of lot on Triangle & on Incline. House is
Lower than Road. All within Footprint

11) Date of Zoning Commission Denial: December 15, 2020

12) Variance(s) Requested: () USE (X) DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 20' Rear to: 30'
Side to: 6'-4" Side to: NR

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

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: 12-11-20



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: December 15, 2020
PROPERTY OWNER: Domenico Jr. & Barbara Ventura
PROPERTY ADDRESS: 1 Almargo Ave.
APPLICANT/AGENT: Joe Coelho DBA JC Contracting LLC.
MAILING ADDRESS: 1 Stonebridge Trail, Sandy Hook CT 06482
ZONING DISTRICT: R-44 **MAP:** 40 **BLOCK:** 2 **LOT:** 10

Please be advised that the applicant would like to propose to install a bump out shed roof dormer over main front roof dormer be 10' wide and 4' up from roof. (Will not go over ridge, all within footprint).

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+B +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

12-11-70

To Tom of New Fairfield

Joe Coelho can act on my behalf
in obtaining permits or variances for
proposed work at my home. 1 Almarco

Dominic Ventura

1 Almarco

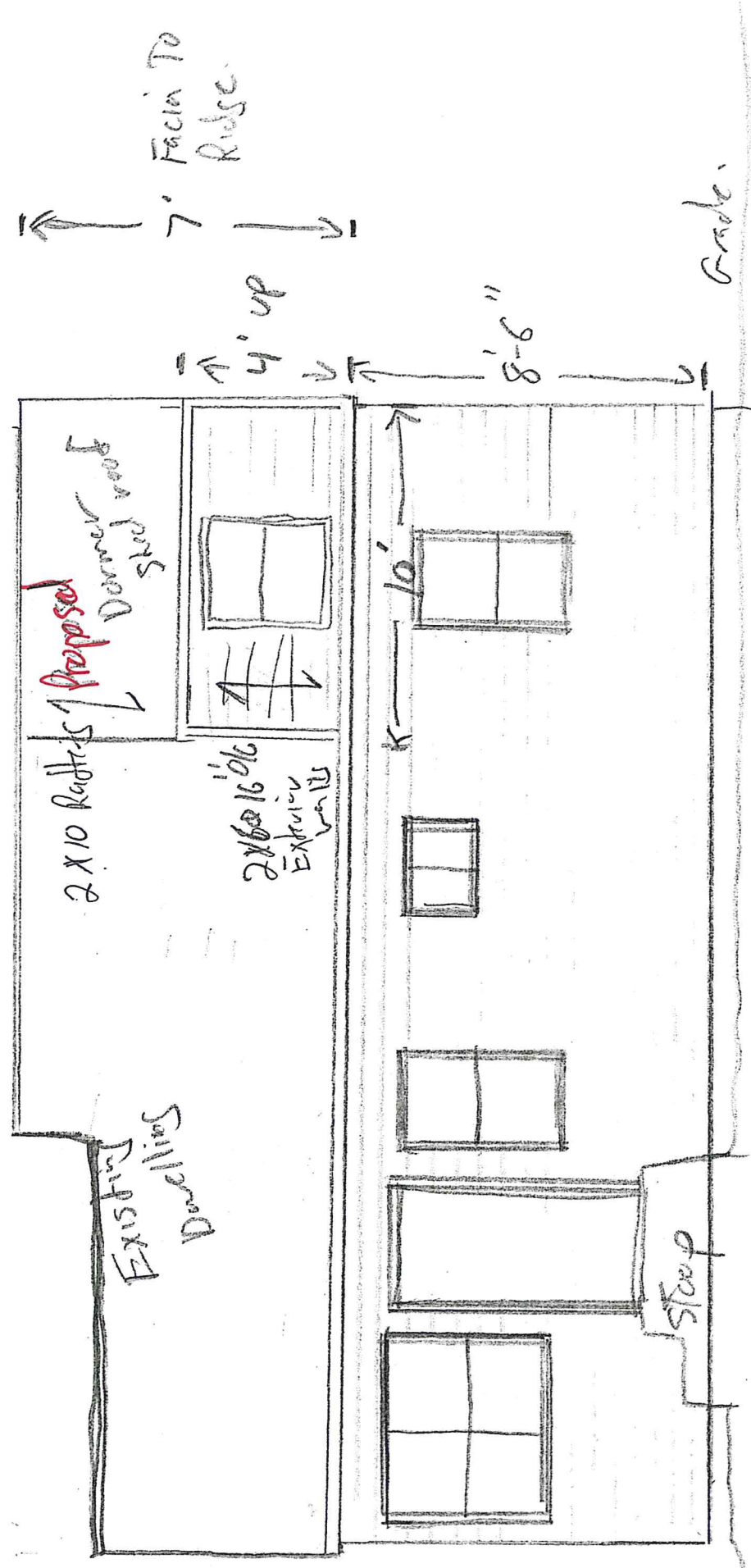
New Fairfield

D Ventura

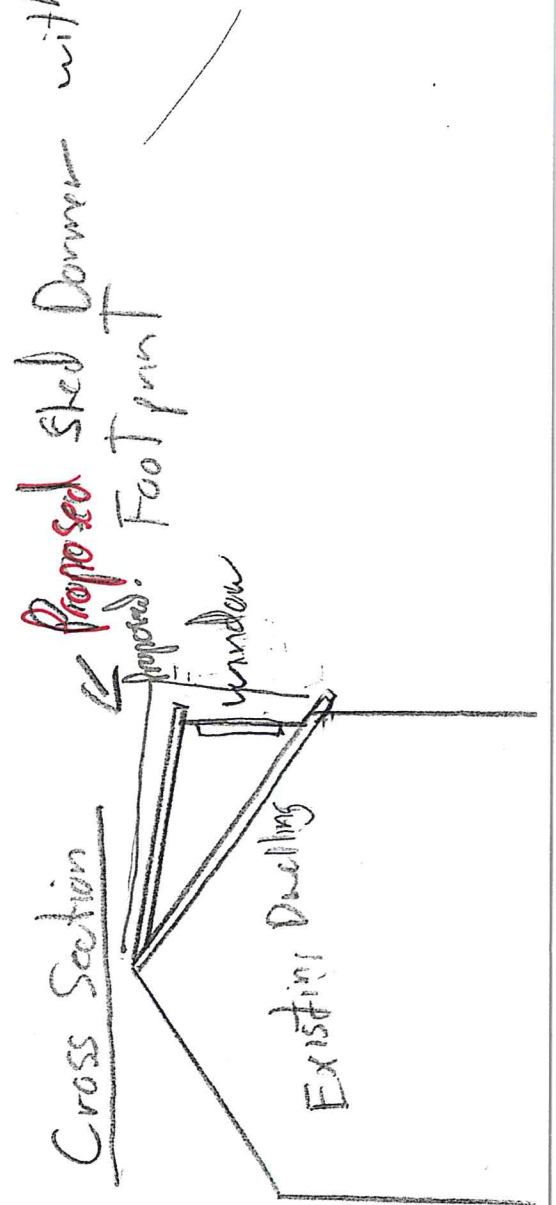
Front View

Almargo

Proposed Sked Dome

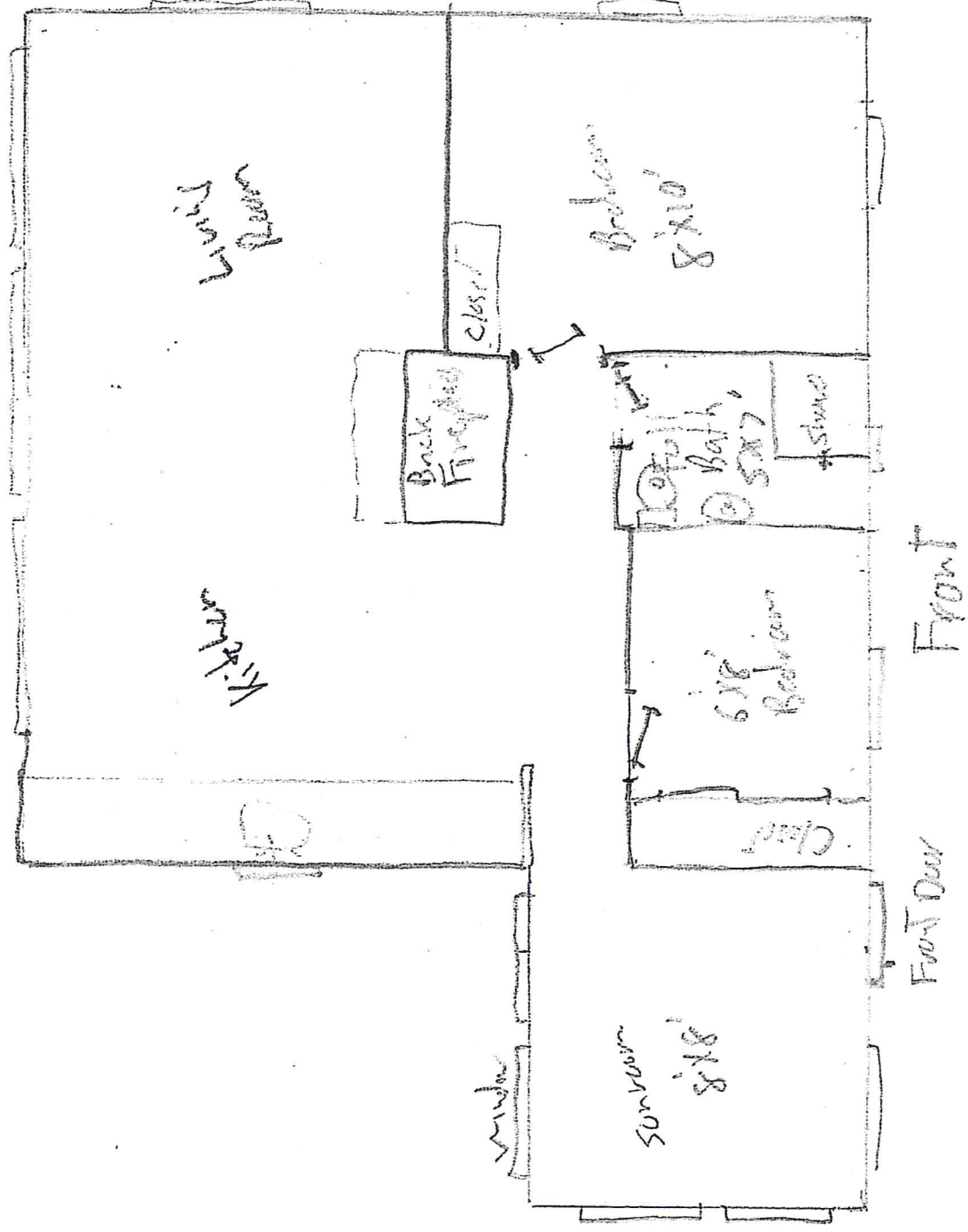


- 1) Pop up Dormer
- 2) Double up Rafters at End.
- 3) Frame Dormer Exterior with 2x6 16" o/c 1/2 Plywood.
- 4) 2x10 16" o/c Rafters 1/2 Plywood exterior Reef shingles To Match
- 5) Vinyl Siding To match



1 Alvaro

" Existing Foot print "

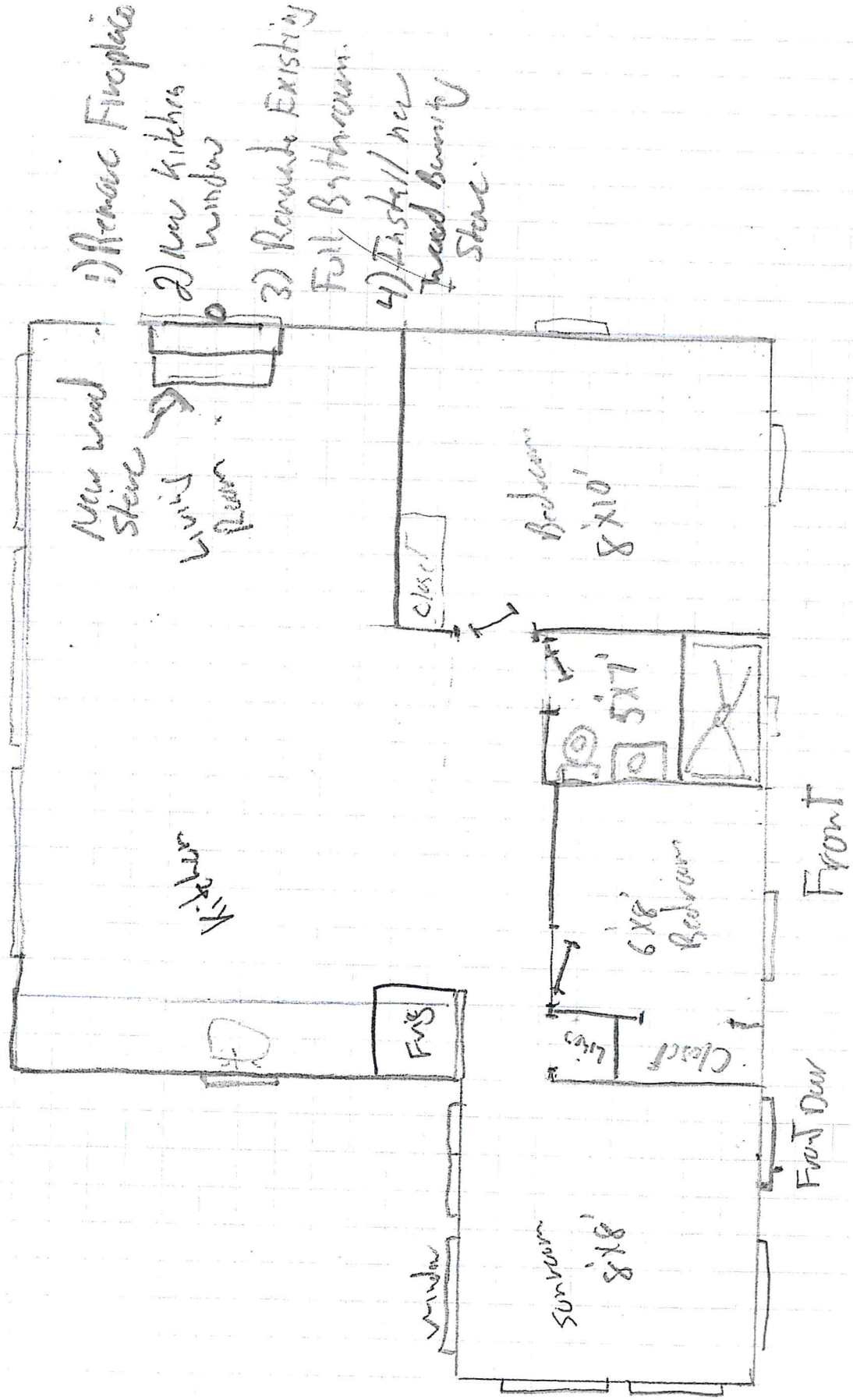


1 Almargo

Proposed Footprint

No Change To Footprint

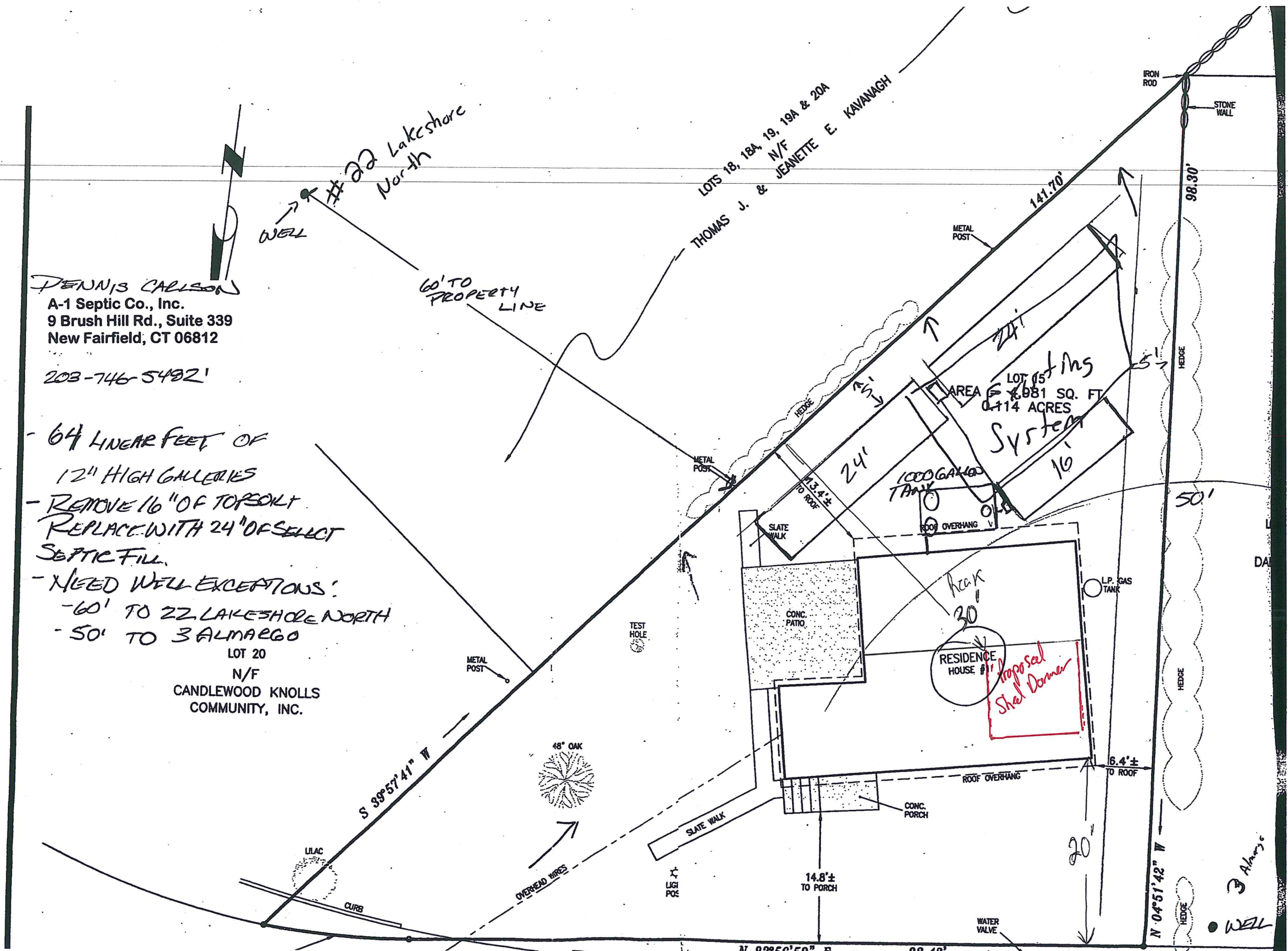
Interior Work only



PENNIS CARLSON
A-1 Septic Co., Inc.
9 Brush Hill Rd., Suite 339
New Fairfield, CT 06812
203-746-5492

- 64 LINEAR FEET OF 12" HIGH GALLERIES
- REMOVE 16" OF TOPSOIL REPLACE WITH 24" OF SELECT SEPTIC FILL.
- NEED WELL EXCEPTIONS:
 - 60' TO 22 LAKESHORE NORTH
 - 50' TO 3 ALMARGO

LOT 20
 N/F
**CANDLEWOOD KNOLLS
 COMMUNITY, INC.**



3 Always
 WELL