

APPLICATION OR APEAL#: #02-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

PROPOSAL
MAR 18 2021
ZONING BOARD OF APPEALS

1) Applicant: WILLIAM and GAIL DE FEO
Mailing Address: 10 Pinewood Drive
New Fairfield, CT 06812 Phone#: 203-746-1299
Email: wdefeo@snet.net

2) Premises located at: 19 Crestway on the (N S E W) side of the street
at approx. 300 feet (N S E W) from Millway (nearest intersecting road).

3) Property Owner Name: GAIL V. DE FEO
Interest in Property: OWNER X CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 46-47.1

5) Zone in which property is located: R-44 Area of Lot: 10,625 S.F.

6) Dimensions of Lot: Frontage: 90' Average Depth: 120'

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: July 1, 2009 - #19-09

10) Proposal for which variance is requested: Rear set-back to 35.7'
to build a "SFD" (SINGLE FAMILY DWELLING).

Hardship: The property is a pre-existing, non-conforming, narrow, shallow lot.

11) Date of Zoning Commission Denial: _____

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

Setbacks Requested: Front to: None Rear to: 35.7'
Side to: None Side to: None

13) Use to be made of property if variance is granted: Residential home.

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: Gail V. DeFEO DATE: 01/13/2021

received
1-14-2021

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: January 27, 2021

PROPERTY OWNER: William & Gail DeFeo

PROPERTY ADDRESS: 19 Crestway

APPLICANT/AGENT: William & Gail DeFeo

MAILING ADDRESS: 10 Pinewood Drive

ZONING DISTRICT: R-44 **MAP:** 10 **BLOCK:** 3 **LOT:** 46-47.1

Please be advised that the owner would like to propose (SEE ATTACHED APPLICATION...Proposal for which variance is requested).

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+B)

3.2.6-Minimum Building & Structure Setbacks (C)

3.2.11-Minimum Lot Dimensions

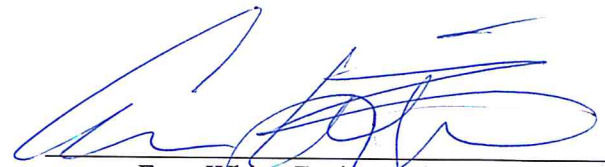
7.1.1.2-Improved Lots Not in a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming 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.

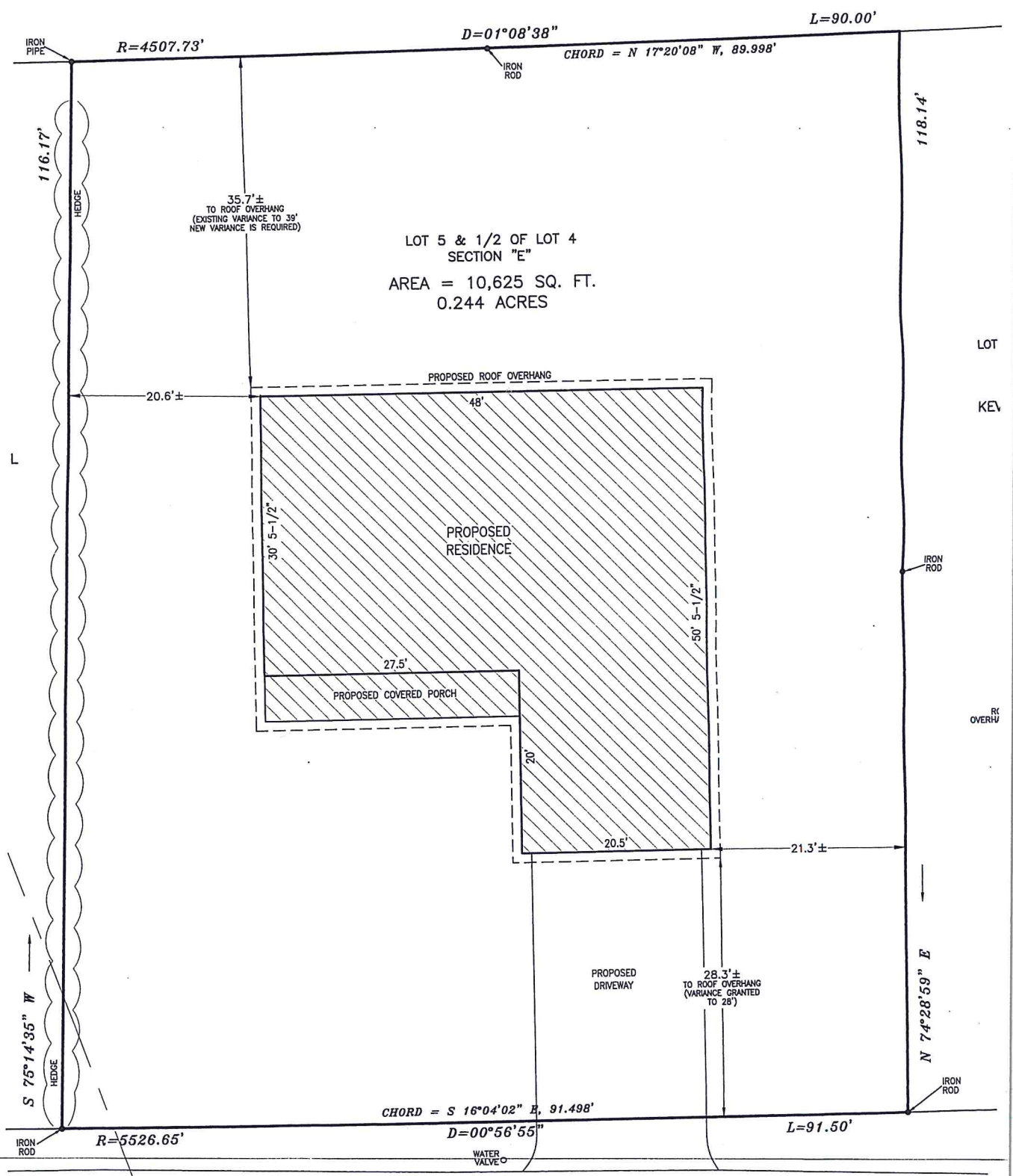
THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

LOTS 3, 4 & 1/2 OF LOT 5
SECTION "D"
N/F
WALTER EPPLER



LOT
KEY

RC
OVERH

ENGINEERING #

220151

DRAWN BY: CHECKED BY:

MJC MK

DATE:

10-7-20

SALESMAN:

MATT ROZELLE

MODEL:

TWO STORY

REVISIONS	REASON FOR REVISION:	DATE:
1	PER REQUEST	11/3/20
2		
3		
4		
5		
6		
7		
8		

SIGNATURE
— BUILDING SYSTEMS —

BUILDER: **BILL DEFCO**
STREET ADDRESS
FAIRFIELD, CT

RETAL: **DEFCO**
19 CRESTWAY
NEW FAIRFIELD, CT.
FAIRFIELD COUNTY

DRAWING:
FRONT ELEVATION

SCALE:
NTS

SHEET:
5



NOTE: ICE AND WATER SHIELD THRUOUT

ACCESS TO GRADE BY OTHERS

FRONT ELEVATION

PORCH NOTE:
PORCH ROOF, DECK, RAILINGS & POSTS SUPPLIED &
INSTALLED ON SITE BY BUILDER PER ALL STATE/LOCAL
CODES & INSPECTED BY LOCAL BUILDING OFFICIAL.

ENGINEERING #

220151

DRAWN BY: CHECKED BY:

MJC MK

DATE: 10-7-20

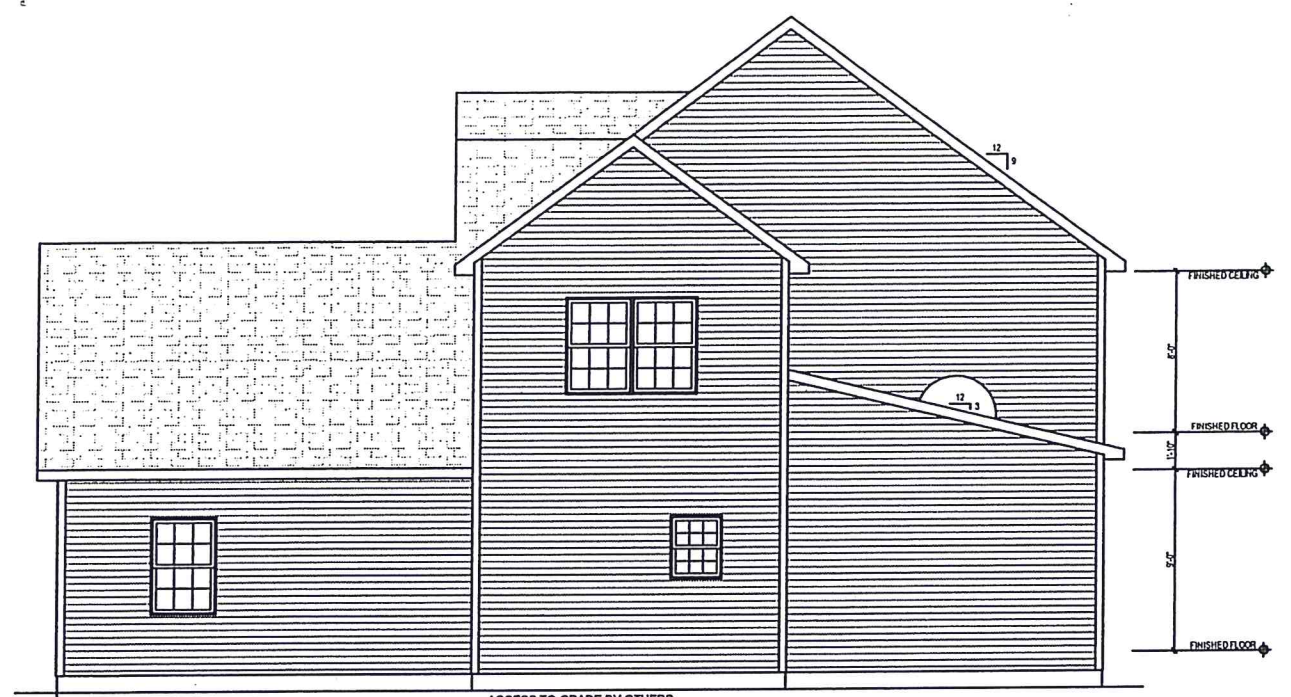
SALESMAN: MATT ROZELLE

MODEL: TWO STORY

BY: JCH

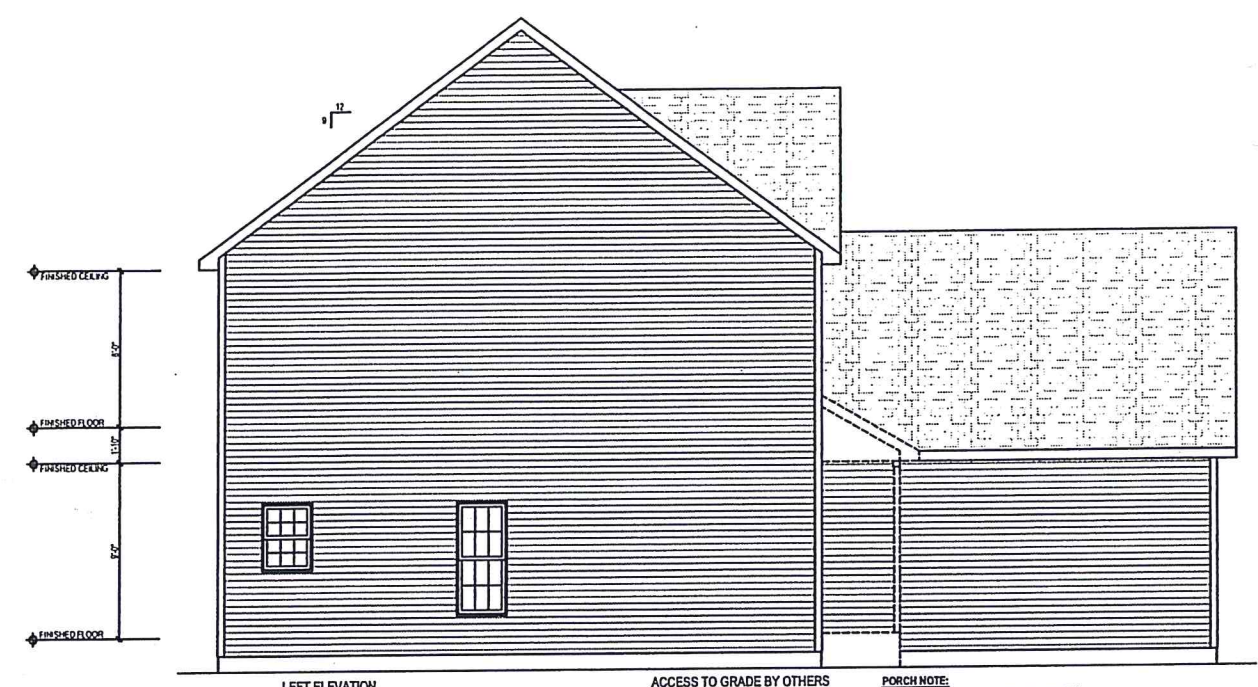
REVISIONS

REVISION	DATE	REASON FOR REVISION
1	11/3/20	PER REQUEST
2		
3		
4		
5		
6		
7		
8		



LEFT ELEVATION

ACCESS TO GRADE BY OTHERS



LEFT ELEVATION

ACCESS TO GRADE BY OTHERS

PORCH NOTE: PORCH FLOOR, DECK, RAILINGS & POSTS SUPPLIED & INSTALLED ON SITE BY BUILDER PER ALL STATE/LOCAL CODES & INSPECTED BY LOCAL BUILDING OFFICIAL.



REAR ELEVATION

ACCESS TO GRADE BY OTHERS

SIGNATURE
— BUILDING SYSTEMS —

BUILDER: **BILL DEFFO**
STREET ADDRESS:
FAIRFIELD, CT

RETAIL: **DEFFO**
18 CRESTWAY
NEW FAIRFIELD, CT.
FAIRFIELD COUNTY

DRAWING:

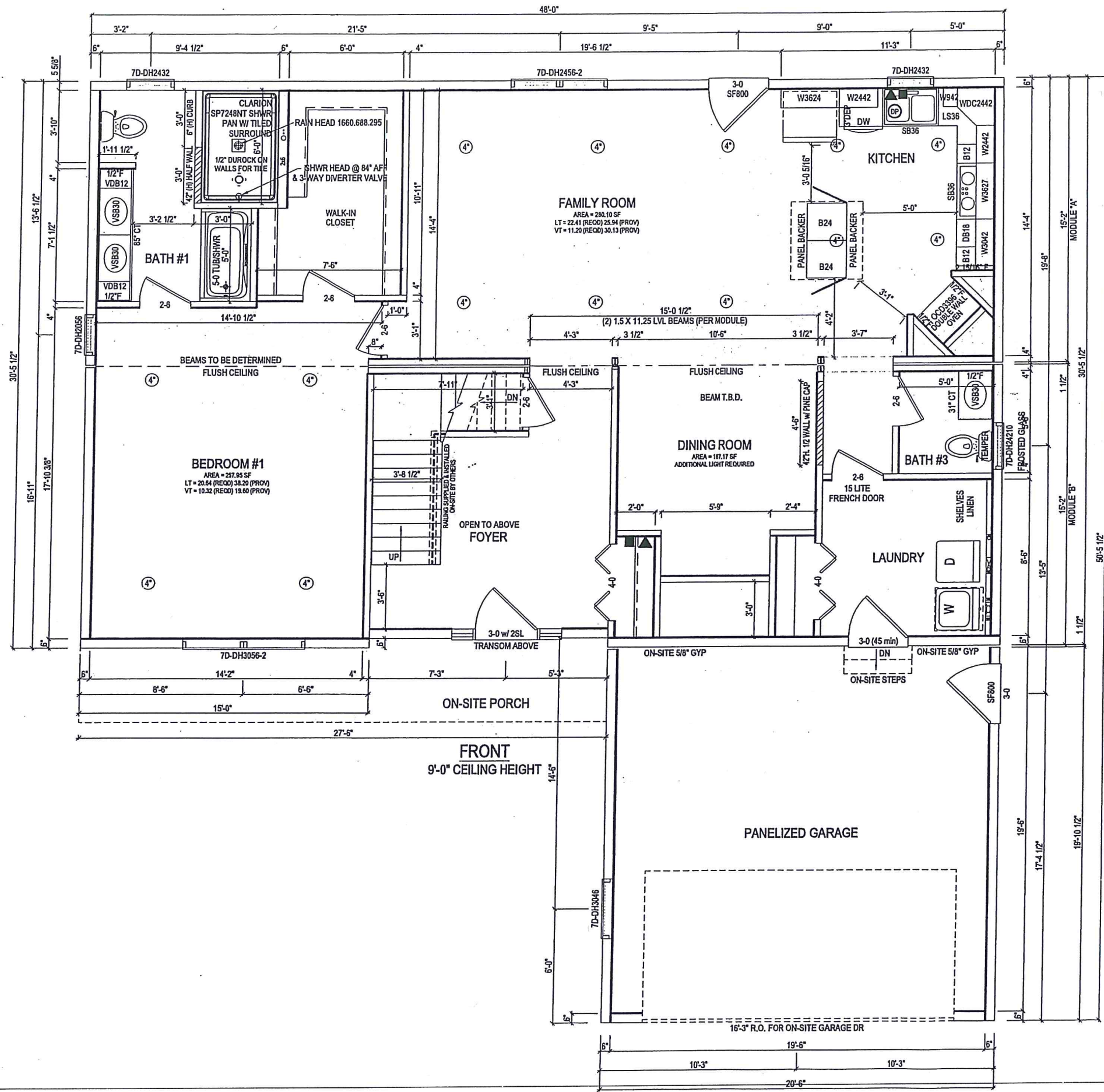
ELEVATIONS

SCALE:

NTS

SHEET:

5a



ENGINEERING #
220151

DRAWN BY: MJC
 CHECKED BY: MK

DATE:
 10-7-20

SALESMAN:
 MATT ROZELLE

MODEL:
 TWO STORY

REVISIONS	DATE	REASON FOR REVISION
1	11/3/20	PER REQUEST
2	11/21/20	PER REQUEST
3		PER REQUEST
4		
5		
6		
7		
8		

SIGNATURE
 BUILDING SYSTEMS

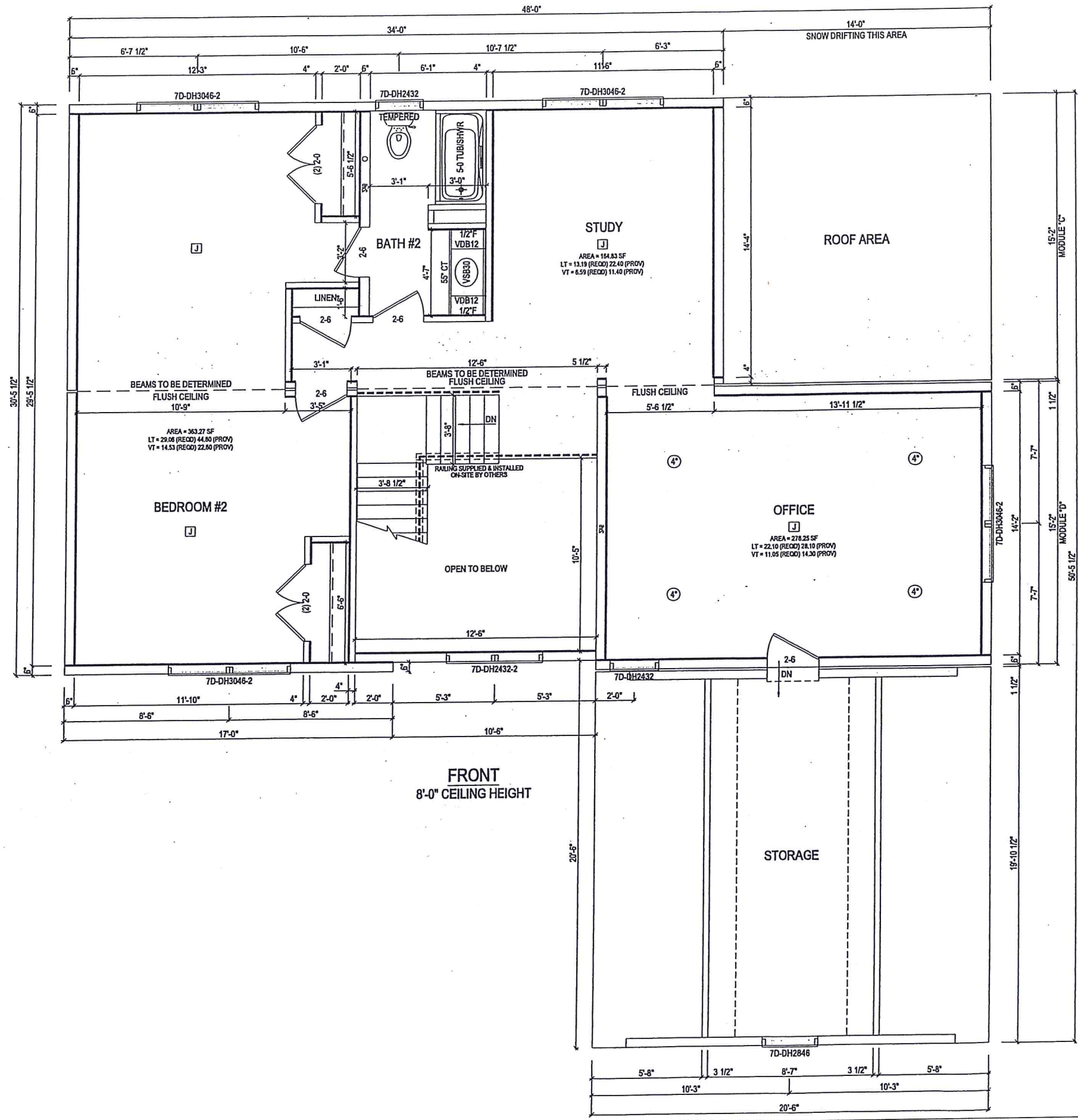
BUILDER: **BILL DEFO**
 STREET ADDRESS
 FAIRFIELD, CT

RETAIL: **DEFO**
 49 CRESTWAY
 NEW FAIRFIELD, CT,
 FAIRFIELD COUNTY

DRAWING:
 1ST FLOOR PLAN

SCALE:
 NTS

SHEET:
3



ENGINEERING #	
220151	
DRAWN BY:	CHECKED BY:
MJC	MK
DATE:	
10-7-20	
SALESMAN:	
MATT ROZELLE	
MODEL:	
TWO STORY	
BY:	JCH
REVISIONS	REASON FOR REVISION:
1	PER REQUEST
2	PER REQUEST
3	PER REQUEST
4	PER REQUEST
5	PER REQUEST
6	PER REQUEST
7	PER REQUEST
8	PER REQUEST
DATE:	DATE:
11/3/20	11/21/20
SIGNATURE — BUILDING SYSTEMS —	
BUILDER:	RETAIL:
BILL DEFEO	DEFEO
STREET ADDRESS	18 CRESTWAY
FAIRFIELD, CT	NEW FAIRFIELD, CT
	FAIRFIELD COUNTY
DRAWING:	
2ND FLOOR PLAN	
SCALE:	
NTS	
SHEET:	
3a	