

APPLICATION OR APEAL#: #03-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS
MAR 18 2021

1) Applicant: Caron Carpenter
Mailing Address: 2 Elwell Rd.
New Fairfield, CT Phone#: (203) 648-0375
Email: carencarpenter@gmail.com

PROPOSAL

2) Premises located at: 51 Ball Pond Road East on the (N S E W) side of the street
at approx. 125 feet (N S E W) from Weldon Woods Rd. (nearest intersecting road).

3) Property Owner Name: Ashley Kepping
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 22 Block No.: 5 Lot No.: 28-29

5) Zone in which property is located: R-44 Area of Lot: 18,448 sq ft / .424-acre

6) Dimensions of Lot: Frontage: 125.41' Average Depth: 121'

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: NA

10) Proposal for which variance is requested: Requesting a second story to be built on an existing one story structure for the use of bedrooms. They are adding a shed dormer between the existing gabled dormers.

Hardship: The lot is pre-existing, non-conforming, shallow lot with wetlands on the entire rear property line.

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

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

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

Setbacks Requested: Front to: 9.3' to 31' Rear to: _____
Side to: _____ Side to: _____

13) Use to be made of property if variance is granted: single family home

#3

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: _____

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: Ashley Kepping

PROPERTY ADDRESS: 51 Ball Pond Road East

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 **MAP:** 22 **BLOCK:** 5 **LOT:** 28-29

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)

3.2.6-Minimum Building & Structure Setbacks (A)

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

AGENT AUTHORIZATION FORM

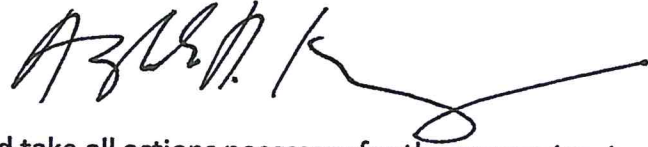
Property Legal Description

Street Address: 51 Ball Pond Road East, New Fairfield, CT 06812

Property Owner

Ashley Kepping

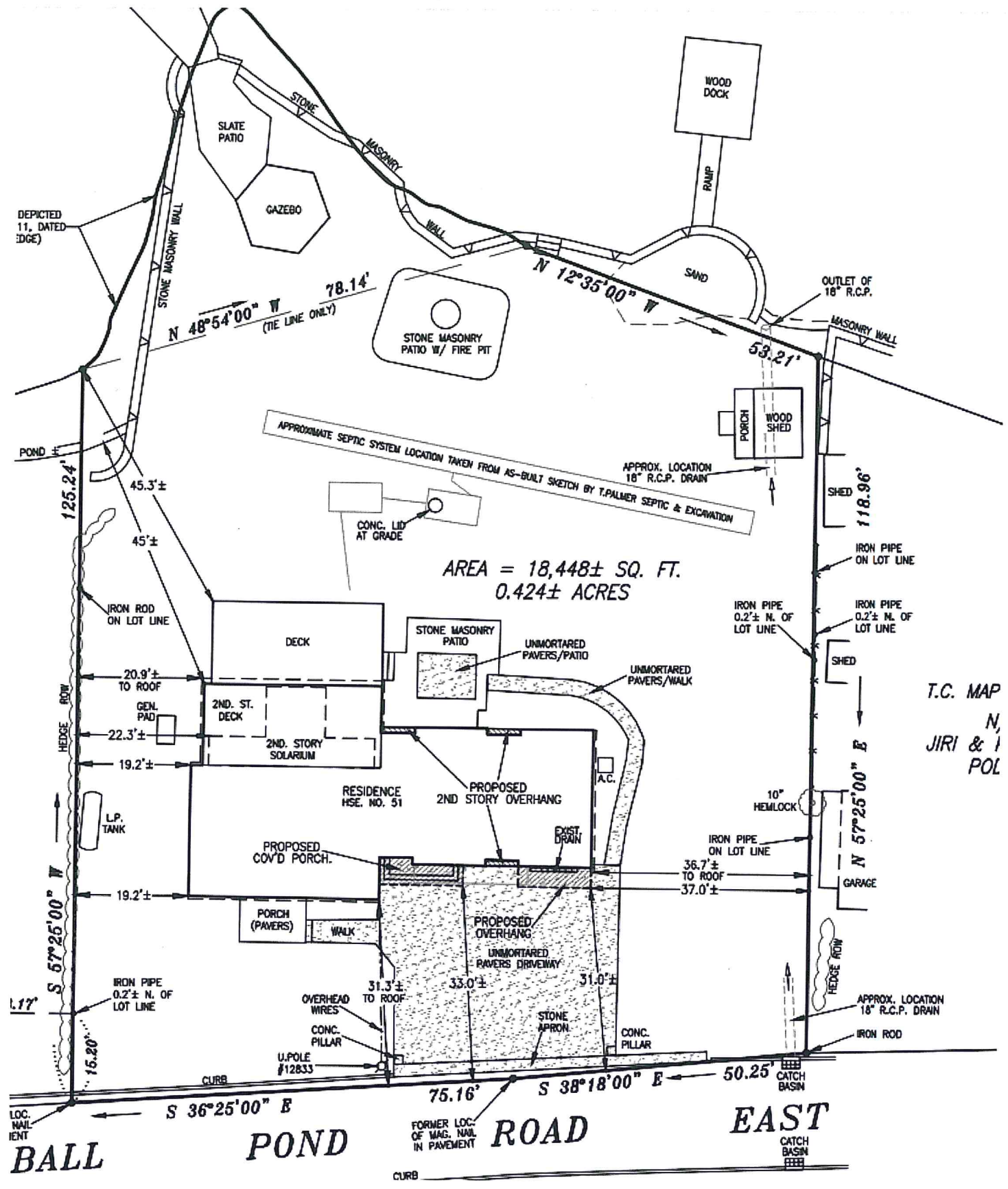
The undersigned, registered property owners of the above noted property, do hereby authorize
Caren Carpenter

A handwritten signature in black ink, appearing to read 'Ashley Kepping', with a long horizontal flourish extending to the right.

To act on my behalf and take all actions necessary for the processing, issuance and acceptance
of a variance permit or certification and any and all standard and special conditions attached.

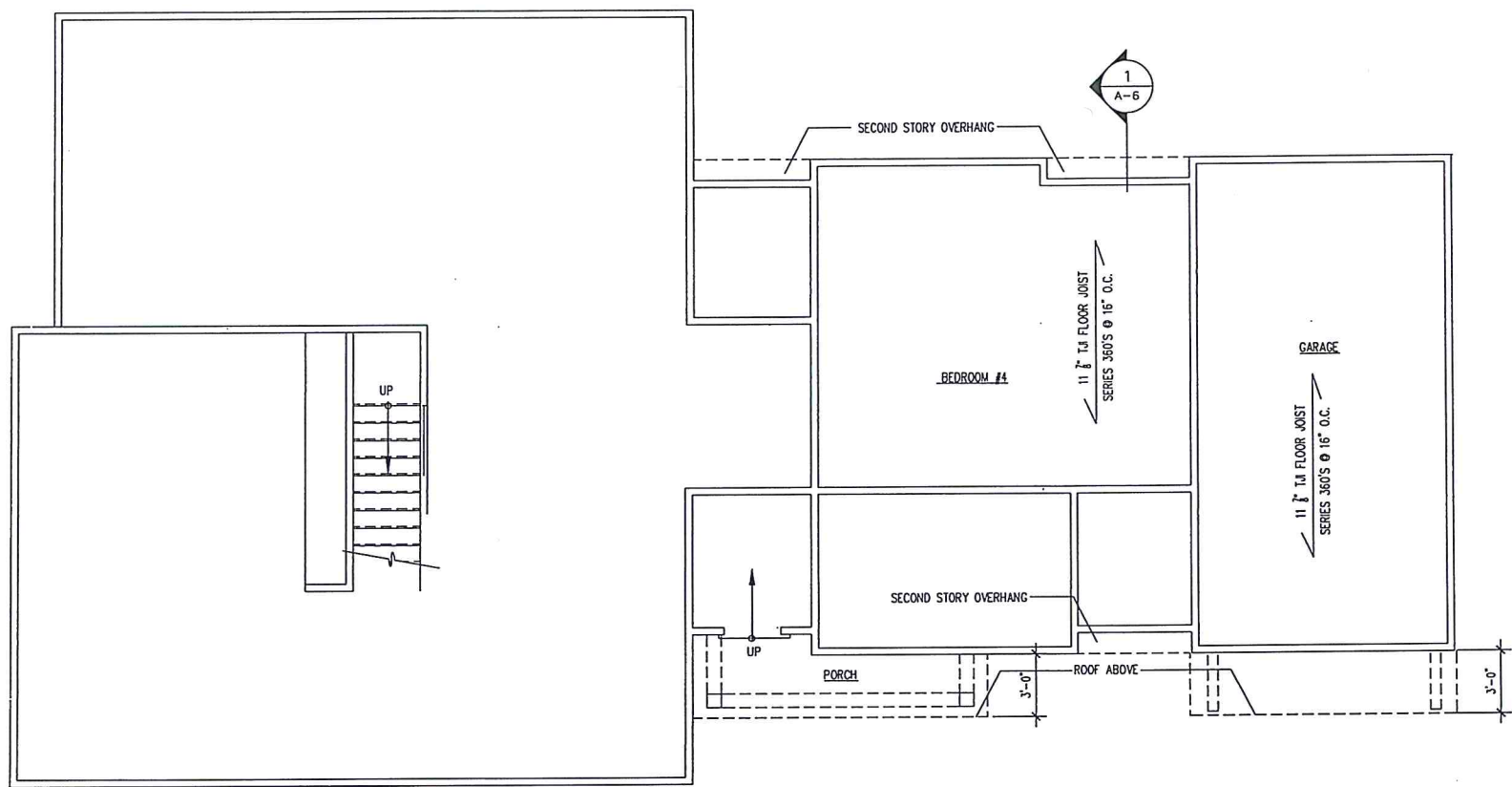
Telephone: (646) 565-7730

We hereby certify the above information submitted in this application is true and accurate to
the best of our knowledge.

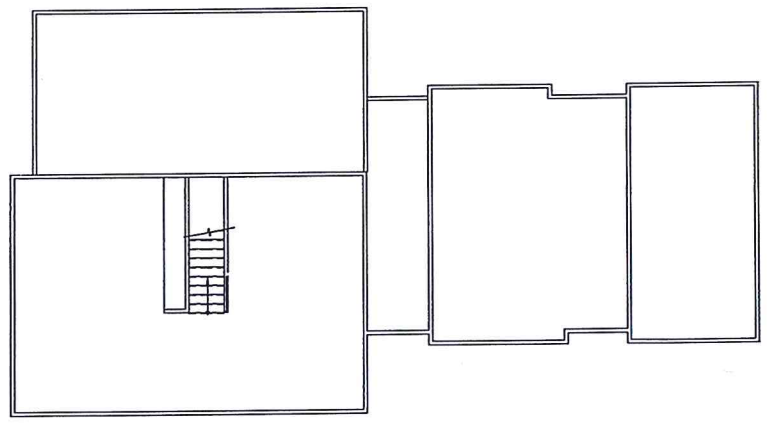
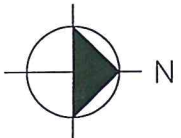


FIRST FLOOR PLAN GENERAL NOTES:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8



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




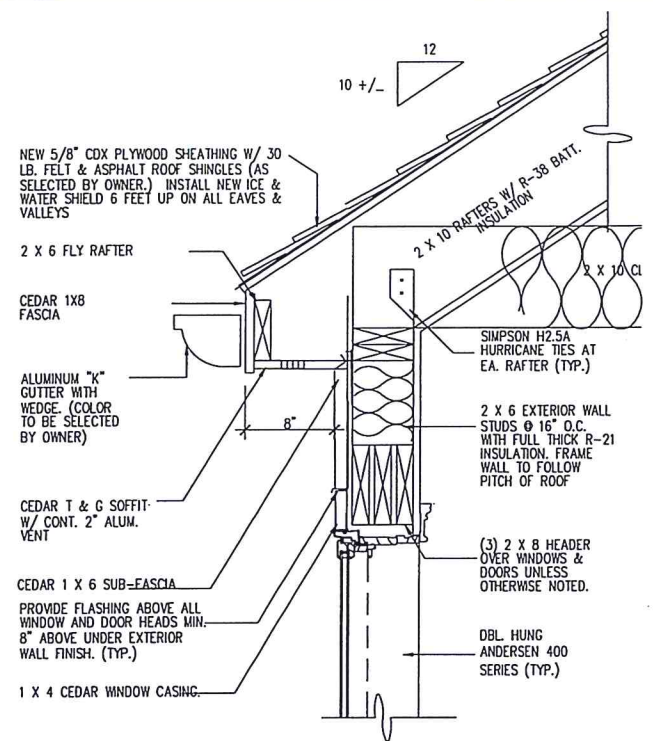
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	ROOM	FLOOR		WALLS				CEILING		REMARKS
		MATER.	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL	HEIGHT	
1-1	MASTER BEDROOM	WOOD	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-2	BEDROOM #2	WOOD	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-3	MASTER BATHROOM	TILE	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-4	BATHROOM #2	TILE	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-5	BATHROOM #3	TILE	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-6	OFFICE	EXIST.	WOOD	GYP. BD./PT	GYP. BD./PT	EXIST./PT	EXIST./PT	GYP. BD./PT	---	---
1-7										
1-8										
1-9										
1-10										
1-11										
1-12										

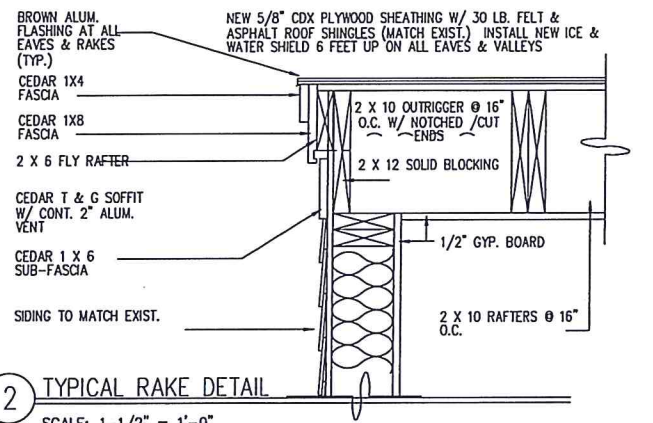
LEGEND:	GYP. BD. / PT. - 5/8" GYPSUM BOARD PAINTED.
TILE - CERAMIC TILE	WP. GYP. BD. / PT. - PAINTED WATER PROOF GREEN BOARD
WOOD - HARDWOOD FLOORING	EXIST. / PT. - EXISTING WALL TO BE CLEANED AND REPAINTED.
CRPT. - CARPET	

1 WALL / WINDOW SECTION DETAIL
SCALE: 1-1/2" = 1'-0"

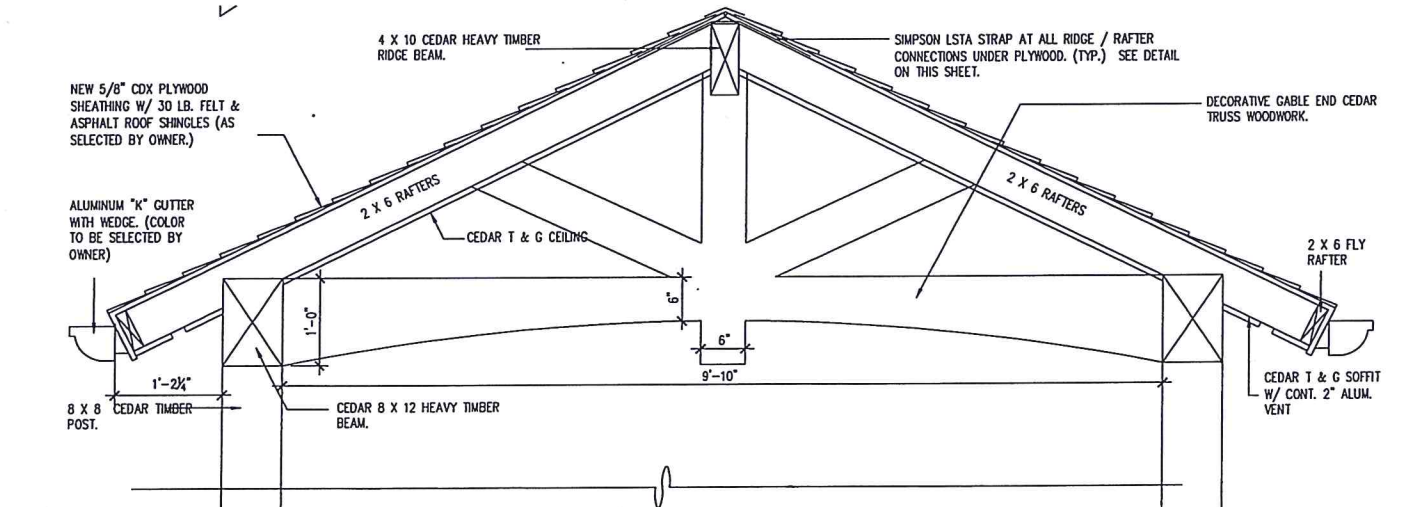
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: STEVEN PEARSON AND ASHLEY KEPPING 51 BALL POND ROAD EAST, NEW FAIRFIELD, CONNECTICUT	
	FIRST FLOOR PLAN, FINISH SCHEDULE & DETAILS SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
	 CAREN CARPENTER ARCHITECT	DRAWING NO.: A-1
	2 ELWELL ROAD, NEW FAIRFIELD, CT 06817 TEL: (203)648-0375 EMAIL: carencarpenter@gmail.com	



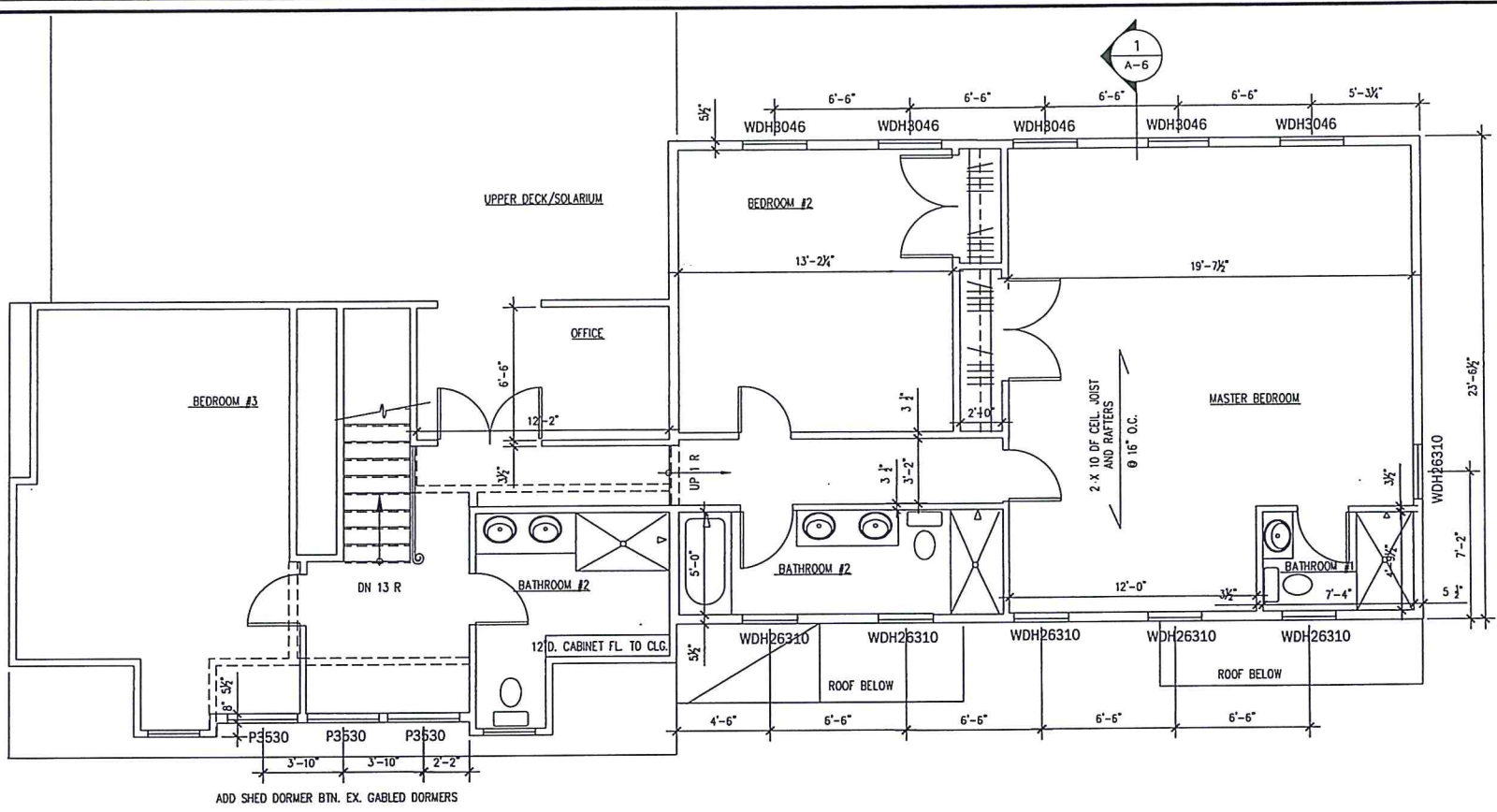
1 TYPICAL CORNICE DETAIL
SCALE: 1-1/2" = 1'-0"



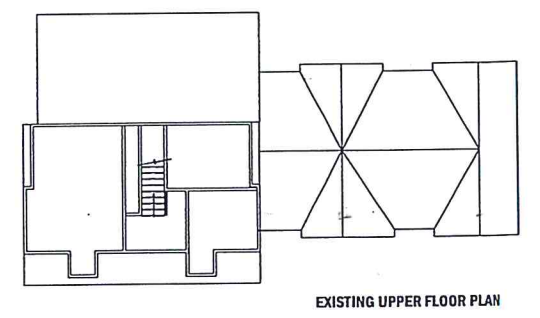
2 TYPICAL RAKE DETAIL
SCALE: 1-1/2" = 1'-0"



3 ENTRY DETAIL
SCALE: 1" = 1'-0"



PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING UPPER PLAN
SCALE: 1/8" = 1'-0"

PROPOSED UPPER FLOOR PLAN



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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	UPPER FLOOR PLAN & DETAILS SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06817 TEL: (203) 648-0375 EMAIL: ccarencarpenter@gmail.com	DRAWING NO.: A-2

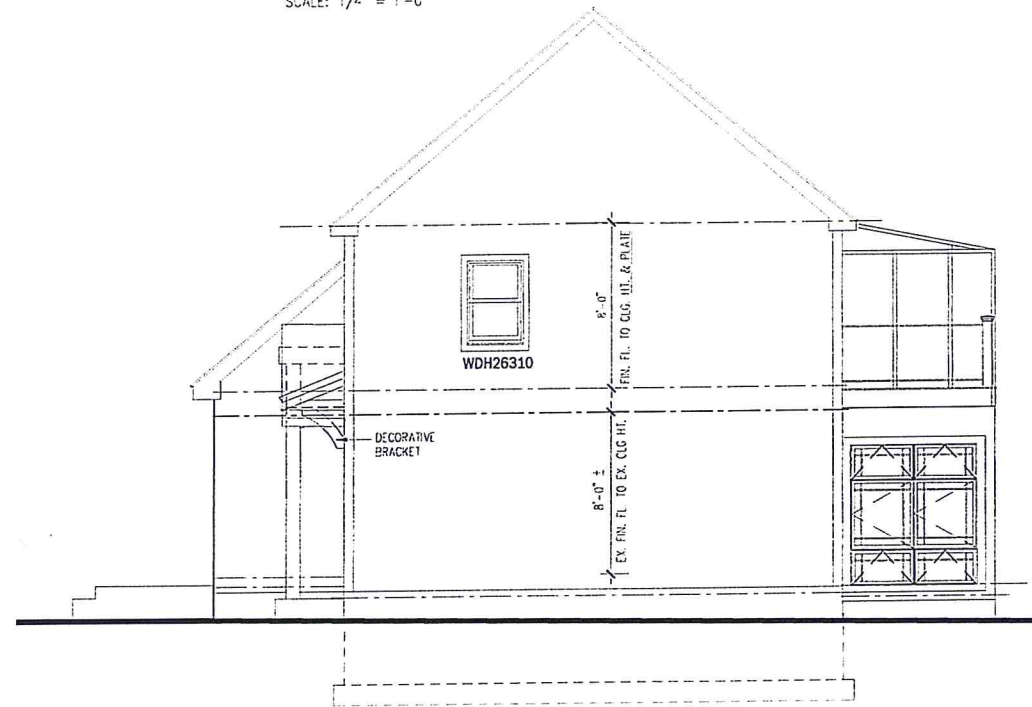
PRODUCED BY AN AUTODESK STUDENT VERSION

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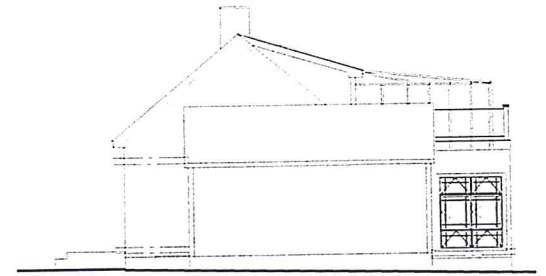
1 TYPICAL DECK DETAIL
SCALE: 1/2" = 1'-0"

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



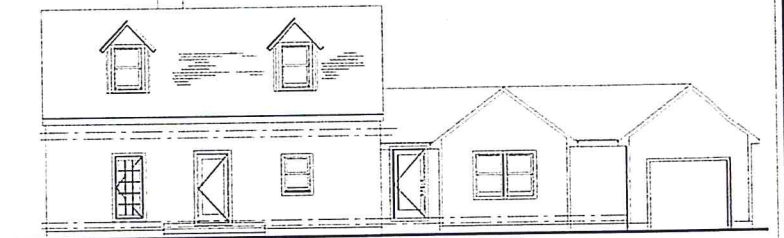
2 SCALE: 1/2" = 1'-0"

PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

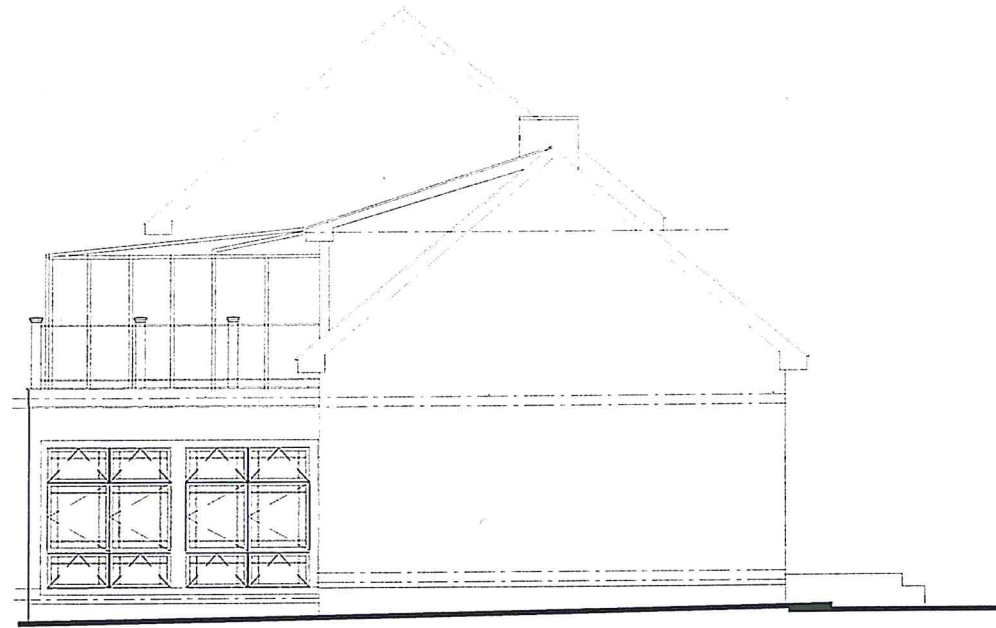
EXISTING SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION

EXISTING FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

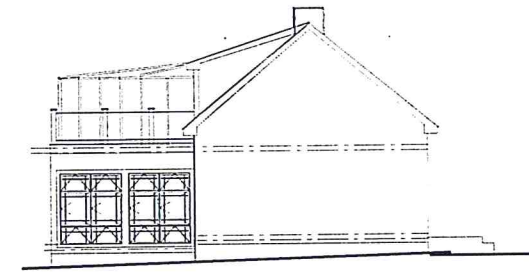
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: STEVEN PEARSON AND ASHLEY KEPPING 51 BALL POND ROAD EAST, NEW FAIRFIELD, CONNECTICUT	
	EXTERIOR ELEVATIONS	DRAWN BY: CCC
	SCALE: AS NOTED	CHECKED BY: CCC
	CAREN CARPENTER ARCHITECT	DRAWING NO:
	2 ELWELL ROAD, NEW FAIRFIELD, NY 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	A-3



PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"




EXISTING REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

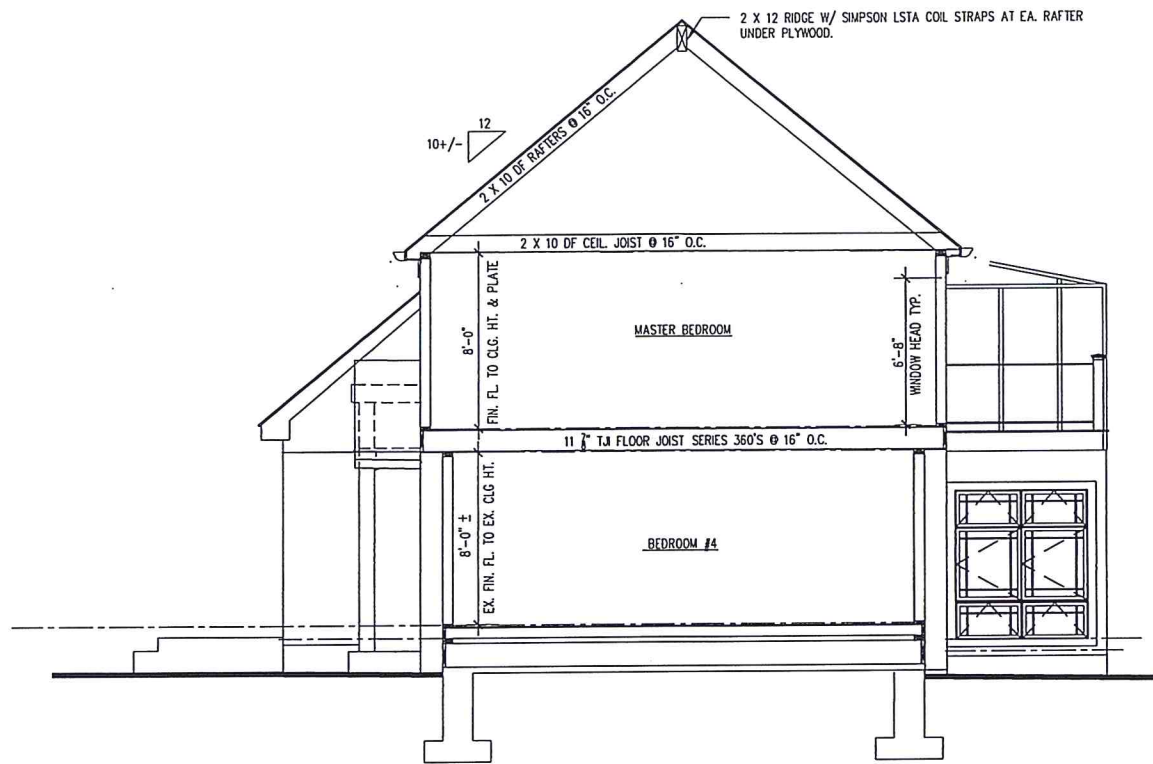


EXISTING SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

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	EXTERIOR ELEVATIONS		CHECKED BY: ecc
	SCALE: AS NOTED		DRAWING NO.
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 544-0375 EMAIL: carencarpenter@gmail.com		A-4

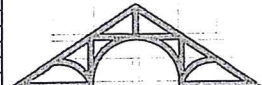


1 CROSS SECTION
SCALE: 1/4" = 1'-0"

2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

3 CROSS SECTION
SCALE: 1/4" = 1'-0"

4 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: STEVEN PEARSON AND ASHLEY KEPPING 51 BALL POND ROAD EAST, NEW FAIRFIELD, CONNECTICUT	
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06412 TEL: (203) 648-0392 EMAIL: carencarpent@charter.net	DRAWN BY: CCC CHECKED BY: CCC DRAWING NO.: <p style="font-size: 2em; text-align: center;">A-5</p>