

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Joe Coelho DBA JC Contracting LLC
Mailing Address: 1 Stonebridge Trail Sandy Hook CT 06482
Phone#: (203) 948-4748
Email: JC Contracting1@Charter.net

2) Premises located at: 16 Kepler's way on the (N)S E W side of the street
at approx. 500 feet (N)S E W from Summer Hill (nearest intersecting road).

3) Property Owner Name: Robert Reid
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 5 Lot No.: 18

5) Zone in which property is located: R-44 Area of Lot: 0.376 Acres 16,361 SF

6) Dimensions of Lot: Frontage: 110' Average Depth: 110'

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: To construct a 16'x27'-6" addition to left side of home to extend family room and master bedroom with storage space above. (Some closets) Install 2-5' Downstairs on Existing Hardship: Extremely High property, Incline & ledge & boulders



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: 8' Rear to: NR
Side to: 10' Side to: NR

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

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: 12-16-20

received

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: December 15, 2020

PROPERTY OWNER: Robert Reif

PROPERTY ADDRESS: 16 Keplers Way

APPLICANT/AGENT: Joe Coelho DBA JC Contracting LLC.

MAILING ADDRESS: 1 Stonebridge Trail, Sandy Hook CT 06482

ZONING DISTRICT: R-44 **MAP:** 45 **BLOCK:** 5 **LOT:** 18

Please be advised that the applicant would like to propose to construct a 16' x 27.6' addition to left side of home to extend family room and master bedroom with storage space above (some closets). Install 2-5 Dormers on existing.

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)

3.2.8-Maximum Impervious Surfaces

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

From: "Cathy" <crbkreif@aol.com>
To: JContracting1@charter.net
Cc:
Bcc:
Priority: Normal
Date: Monday December 14 2020 7:25:52AM
Fwd: Letter of authorization/Reif 16 Keplers Way

(16 Keplers)

Begin forwarded message:

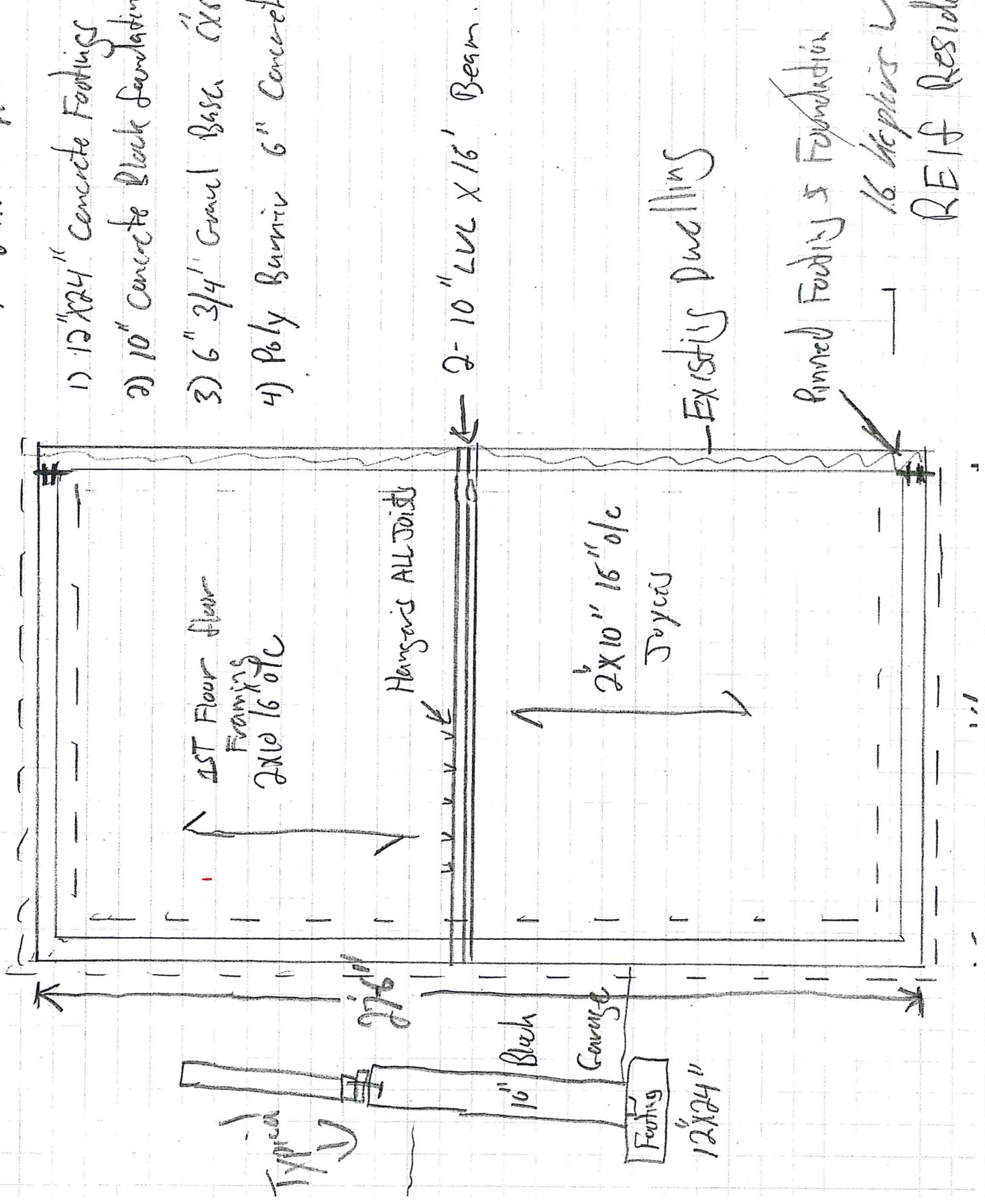
From: Cathy <crbkreif@aol.com>
Date: December 13, 2020 at 10:55:25 PM EST
To: Joe Cohol <jccoelho@charter.net>
Subject: Letter of authorization/Reif 16 Keplers Way

To the Town of New Fairfield,
Please allow this letter to serve as authorization for Joe Coelho to act on our behalf regarding any and all permits required for building at our residence, 16 Keplers Way, and for speaking on our behalf as our representative at the variance meeting.

Robert & Catherine Reif
Owners
16 Keplers Way
New Fairfield, CT

Addition Foundation Plan

- 1) 12"X24" Concrete Footings
- 2) 10" Concrete Block Foundation (Filled Solid)
- 3) 6" 3/4" Gravel Base OR 6" wire Mesh
- 4) Poly Bunniv 6" Concrete Slab.



Existing Dwelling

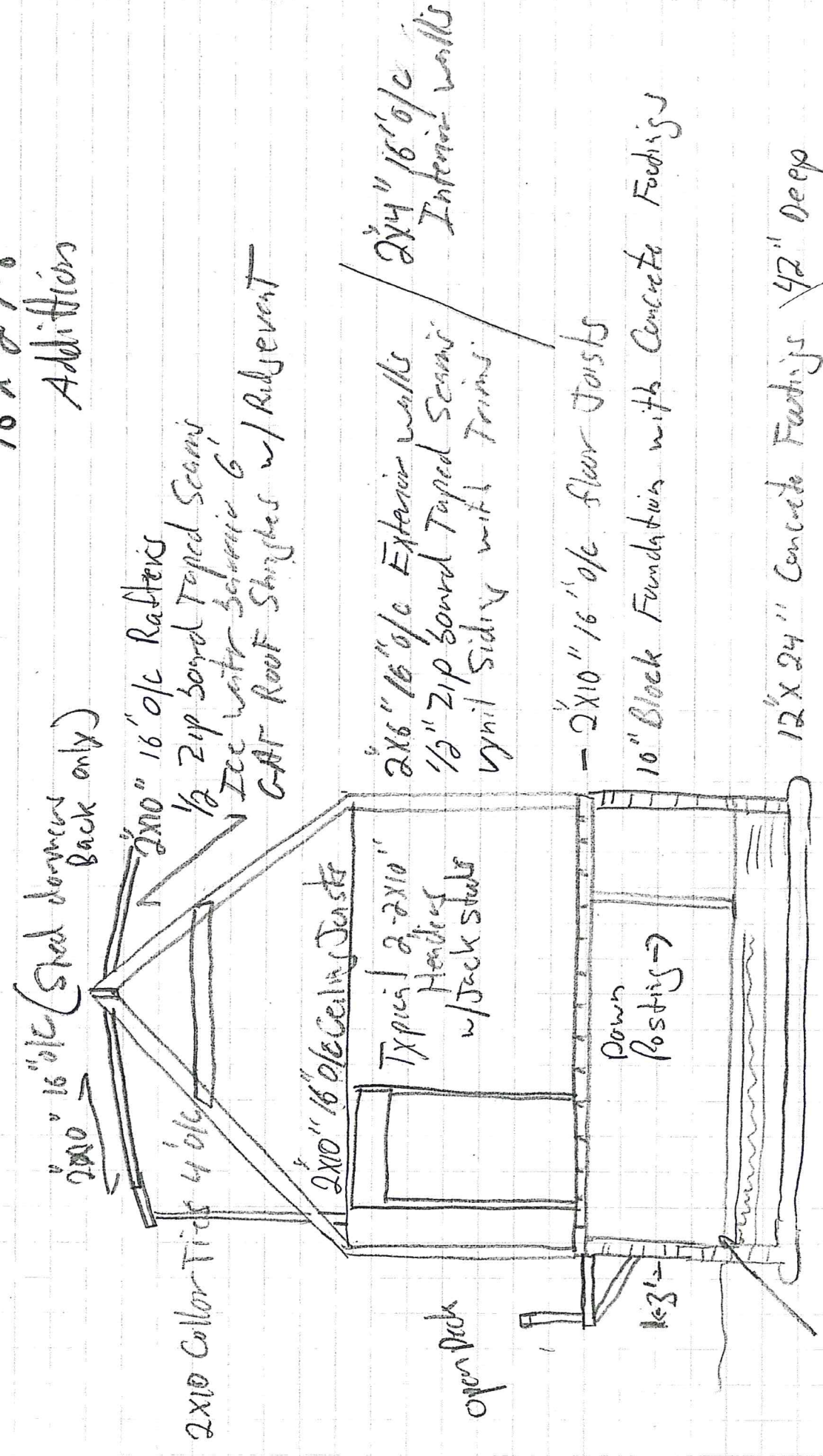
16 Hangers Way
REIF Residence

Cross Section

Proposed

16' x 27'-6"

Additions



2x4" 16' o/c Interior walls

2x10" 16' o/c Exterior walls
1/2" ZIP board Taped Seams
Vinyl Siding with Trims
10" Block Foundation with Concrete Footings

12' x 24" Concrete Footings 42" Deep

6" Concrete Slab Garage Floor
6" 3/4 Gravel 6x6 wire mesh poly (vapor barrier)

16 Keplars Way
R.F.I. K.S. Lano.

EXISTING floor plan

Back of House

8x6 1/2

Bedroom

Kitchen

Bathroom

Dining

Deck

Family Room

Sun room

8x19 1/2 (Front of House)

9x12 1/2

9 1/2 x 12

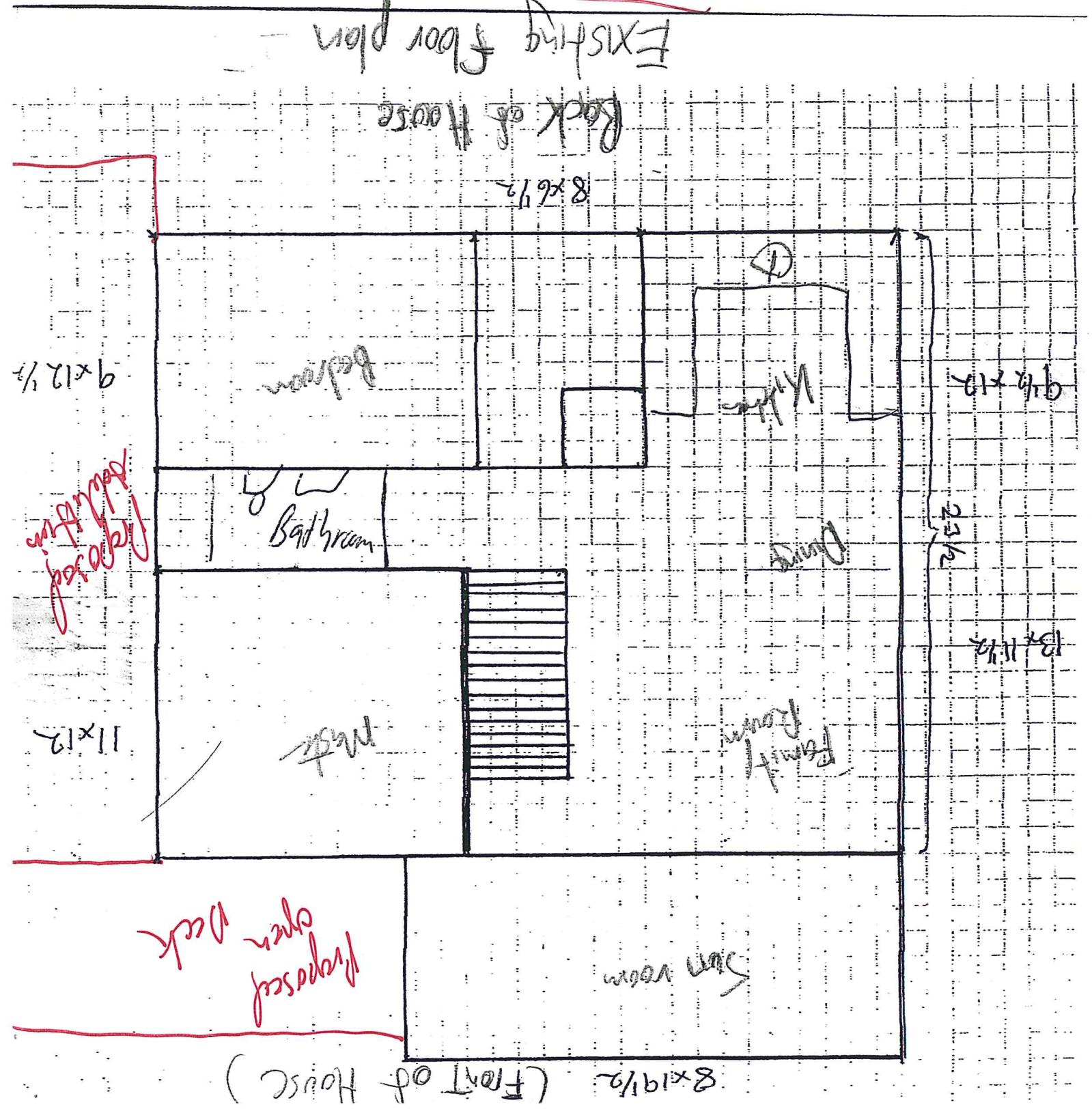
23 1/2

13 x 11 1/2

Proposed Addition

Proposed open Deck

11x12



"Proposed Addition"
16' x 27'-6"

"Front View"



16 Keplers Way
REIF Residence

Back View

Proposed 16x27'6" Addition



(Back view)

16 Keplers Way
REIF Residence