

ZONING BOARD OF APPEALS TOWN OF WESTON, CONNECTICUT
APPLICATION FOR VARIANCE TO ZONING REGULATIONS
(Please refer to Section 441.2 of Zoning Regulations of the Town of Weston)

Fee ✓ \$160.00 *ck # 1823 8/7/23*
RANNEY MICHAELS LLC FAIRFIELD CT
ZBA Agenda Tues Aug 29, 2023
Owner JEM SPONZO & BRADFORD STEWART
Date 8/7/2023 *Received*
Telephone 860 559 8399 *by Land Use Director*
Address 73 GOOD HILL ROAD
APPLICANT (if different) ERIC MICHAELS Telephone 203 258 4294
Address 1035 BURR ST FAIRFIELD CT 06824
TAX ASSESSOR MAP NO 29 BLOCK NO 7 LOT NO 3

DISTRICT: RESIDENTIAL BUSINESS

Property is is not within 500 feet of a Town line.

Give accurate location of property site so it can be identified when inspection may be required, (street address - nearest cross street).

73 GOOD HILL ROAD
DIRECTLY ACROSS FROM SACHEM ROAD

State precisely the full nature of Variance applied for with respect to subject property:

REMOVING 254.6 S.F. PORCH ON WEST SIDE OF HOUSE
268.1 S.F. PORTION OF HOUSE ON WEST SIDE
REDUCTION OF 522.7 S.F. NON CONFORMING AREA
ADDING 73.6 S.F. PATIO ON SOUTH SIDE OF HOUSE
NET REDUCTION OF 449.1 S.F. NON CONFORMING AREA

Indicate the specific provisions of the Zoning Regulations from which a Variance is requested. Zoning Section # 321-G Setback(s) proposed 45.3 Feet - Front

Section #374 (if applicable) — Feet - Side
and any other Section(s) of Zoning Regulations — Feet - Rear
which ZBA deems required to be varied in order — Feet - Watercourse
to permit construction, maintenance, use and/or — Feet - Corner Lot
activity described in this application.

APPLICATION FOR VARIANCE TO ZONING REGULATIONS (Continued)

Applicant (s) hereby grants to ZBA Members the right to make physical on-site inspection of subject premises as may be necessary to acquaint themselves with actual conditions.

State fully the reasons why:

- a. Strict application of the regulations would create exceptional difficulty or unusual hardship.
- b. Such hardship is unique to the property and not shared by other properties in the neighborhood.

(Bear in mind that financial hardship alone is not sufficient basis for the granting of a Variance.)

THE HOUSE EXISTS MOSTLY WITHIN THE
NON CONFORMING SETBACK AREA. WE ARE
REMOVING 449.1 SF OF HOUSE IN THAT AREA
AND ARE ONLY ASKING FOR A SMALL PORTION OF
NEW PATIO BEHIND THE HOUSE

Does variance applied for constitute an alteration, conversion, extension or expansion of existing nonconforming condition or feature?

NO Yes - if YES, explain in detail.

REMODELING INTERIOR OF HOUSE

Has any previous application been made to this Board for a Zoning Variance or Special Permit relative to all or part of said property?

NO Yes - if YES, specify when and for what.

Application NOTE FROM LAND USE DIRECTOR - PREVIOUS VARIANCE
1/22/2008 285/740 - ALLOW ADDITION TO REAR OF NONCONFORMITY

I hereby depose and affirm that I have read the "Application Procedure and Requirements for variances to Zoning Regulations," and that all statements in the Application, and the information contained in the accompanying submissions are true, to the best of my knowledge.

Applicant [Signature] Date 8/4/23

Owner SEE EMAIL Date _____

Agent _____ Date _____

Signature & Date received by Code Enforcement Officer _____

*Rickelle
Hodza #
8/7/2023*



Richelle Hodza <rhodza@westonct.gov>

[EXTERNAL] Authorization

1 message

Jem Stewart <jemsponzo@me.com>

Mon, Aug 7, 2023 at 10:59 AM

To: rhodza@westonct.gov, Eric <eric@ranneymichaels.com>, "sharon ranneymichaels.com" <sharon@ranneymichaels.com>, Brad <bradfordstewart@gmail.com>

Good morning! Eric has our authorization to pursue this variance request. My thanks to you all for your help! If you need any further information, please do not hesitate to email or call at 8605598399.

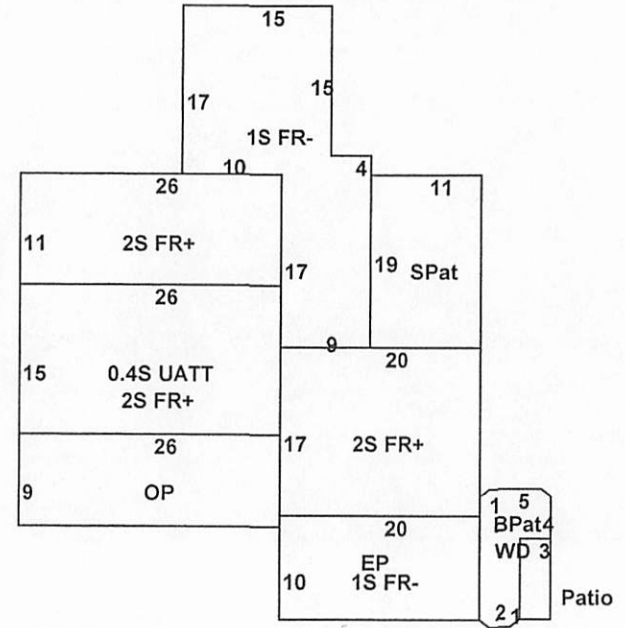
-Jem Sponzo and Brad Stewart

Location:		73 GOODHILL ROAD				Map/Lot:		29 7 3		Zone:	R-2AC	Date Printed:		08-03-23		
911 Address:						Exempt				Neighborhood:		4-5		Last Update:		08-26-21
Owner Of Record								Volume/Page		Date		Sales Type		Valid	Sale Price	
SPONZA JEM C & STEWART BRADFORD								0589 /0113		01-04-17				YES	610,000	
73 GOODHILL ROAD WESTON, CT 06883																
Prior Owner History																
KABCENELL ALISA KASTAN								0285 /0740		04-28-00				YES	490,000	
CHAMPTALOUP STEPHEN L CHAMPTALOUP JILL S								0184 /0738		10-12-90				NO	0	
MATHIAS, PAUL 94/29								0094 /0029		06-30-72				NO	0	
								/								
								/								
Permit Number		Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit								
6350		01-24-08	70,000	No	Closed	100	03-30-09	KIT/BTH REMODEL								
Census/Tract 83430								State Item Codes				Appraised Value				
Dev Map 909, 2224,506		Dev Lot		Code	Quantity	Value	Code	Quantity	Value	Total Land Value		293,020				
Subdivision				11- Res Land	1.63	205,110				Total Building Value		288,963				
Date 07/09/2009		07/09/2009		13- Res Bldg	1.00	202,270				Total Outbuilding Value		12,209				
Inspector KW		KW		14- Res Outbldg	1.00	8,550				Total Market Value		594,192				
District																
Acres								Influence Factors								
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment			
House Lot		1.63	0.00	299,000	0.98	0	293,020									
Total		1.63					293,020									
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals								
Current		2022	2021	2020	2019	Type		Acres	Value	Type	Acres	Value				
Land		205,110	205,110	205,110	205,110											
Building		202,270	202,270	202,270	202,270											
Outbuilding		8,550	8,550	8,550	8,550											
Total		415,930	415,930	415,930	415,930											
													Totals			
Comments																
7' CEILINGS BAS MK 2008 BAA 1999 (-34,090) TO 343,000 KIT = UC 50% 6' CEILINGS FUS 1 BR VERY SMALL																

Unique ID: R00546

WESTON

Location: 73 GOODHILL ROAD		Unit		
911 Address:				
Map/Block/Lot 29 7 3				
General Description		Description	Area/Qty	
Building Use	Single Family	Base Rate	2,648	
Unit		Basement	1,016	
Overall Condition	Very Good/Ex	Extra Plumbing Fixtures	1	
Class	13	Fireplace	3	
Stories	2.00	Full Baths	3	
Design (Style)	Colonial	Value Before Depr.	0	
Construction	Wood Frame	Depr/Adjust Amount	0	
Year Built	1780	Final Value (After Depr)	0	
Percent Complete	100			
Finished Area	2,648			
Finished Area Does Not Include Finished Basement Area				
Foundation				
Basement Area	1,016			
Basement Finish	0			
Bsmt Room Style				
Basement Walls				
Outside Entry				
Basement Garage Bays	0			
Sump Pump	NO			
		Grade Factor 0	Physical Depreciation % 25	
		Economic Depreciation % 0	Functional Depreciation % 0	
Attached Component Computations				
Type	Yr Built	Condition	Area/Qty	
Unfinished Attic	1780	Very Good/Excellent	156	
Wood Deck	1780	Very Good/Excellent	69	
Brick Patio	1780	Very Good/Excellent	69	
Patio	1780	Very Good/Excellent	24	
Stone Patio	1780	Very Good/Excellent	187	
Enclosed Porch	1780	Very Good/Excellent	200	
Open Porch	1780	Very Good/Excellent	234	
Total Building Value			288,963	
Special Features				
Extra Plumb Fix	1			
Detached Component Computations				
Type	Yr Bilt	Condition	Area/Qty	
Detached Garage	1976	Average	572	
Room Summary				
Total	Bedroom	Kitchens	Full Baths	Half Baths
8	5	1	3	0

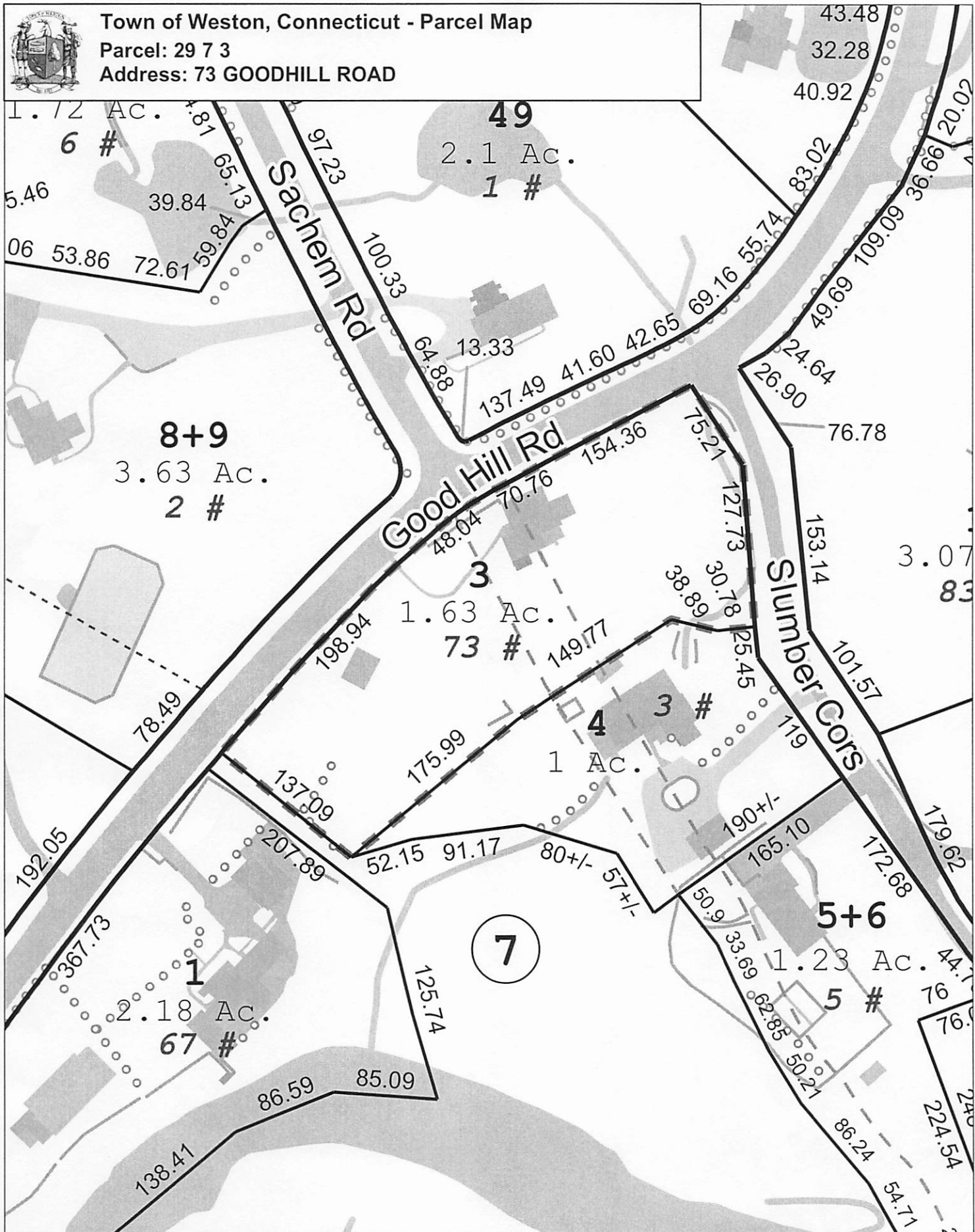




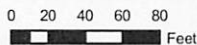
Town of Weston, Connecticut - Parcel Map

Parcel: 29 7 3

Address: 73 GOODHILL ROAD



Approximate Scale:



Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced
May 2023





eric ranneymichaels.com

From: Jessica Whitman <jwhitman@aspetuckhd.org> on behalf of File Search <filesearch@aspetuckhd.org>
Sent: Friday, August 4, 2023 3:02 PM
To: eric ranneymichaels.com
Subject: RE: 73 Good Hill Road Weston

Good afternoon,

We do not have a septic as-built, permit, or septic plan on file for this address.

-Jessica

From: eric ranneymichaels.com <eric@ranneymichaels.com>
Sent: Thursday, August 3, 2023 1:16 PM
To: File Search <filesearch@aspetuckhd.org>
Cc: sharon ranneymichaels.com <sharon@ranneymichaels.com>
Subject: 73 Good Hill Road Weston

We are applying for a Variance
Please send me all Septic Info for 73 Good Hill Road Weston

Thank you,
Eric

Eric Michaels, AIA
Architect, LEED AP
General Contractor

RANNEYMICHAELS, LLC

1035 Burr Street
Fairfield, CT 06824
203.258.4296 Tel
eric@ranneymichaels.com
www.ranneymichaels.com

Architecture Design Construction

TOWN OF WESTON
PO BOX 1007
WESTON CT 06883

SURI MARIE & MADAN TRS
2 SACHEM RD
WESTON CT 06883

MALLOY MATTHEW & MILISSA
5 SLUMBER CORNERS
WESTON CT 06883

FREEDOM
FOREVER/USA

CARPENTER RAYMOND R & KATHERINE
67 GOODHILL ROAD
WESTON CT 06752

HELLERMAN CALEB & SIMEON TRS
83 GOODHILL RD
WESTON CT 06883

SOLOWAY GREGORY & GRAY LINDA
3 SLUMBER CORNERS
WESTON CT 06883

SPONZA JEM C & STEWART BRADFORD
73 GOODHILL ROAD
WESTON CT 06883

MEDVETSKY WILLIAM
1 SACHEM RD
WESTON CT 06883

BLANK LISA T & JEFFREY A
12 SLUMBER CORNERS
WESTON CT 06883

KALAN GEORGE R TR
72 GOODHILL ROAD
WESTON CT 06883

KRAUSS JASON & SUSAN
92 GOODHILL ROAD
WESTON CT 06883

Previous Variance
2008

VOL 467 PG 0309

9/183

001610

ZBA AGENDA JANUARY 22, 2008

NOTICE OF FILING

Type of Application; Variance Appeal, Action Taken: Approval Denial

Owner of Premises: ALISA KASTAN KABCENELL

Address of Premises: 73 Goodhill Road

Deed Volume 285 Page 740, Assessor's Map 29 Block 7 Lot(s) 3

This notice is to certify that the ZBA Resolution and necessary referenced documents applicable to this Application have been presented to the Town Clerk for filing in the Weston Land Records.

Applicant shall present this Notice of Filing to the Town Clerk for recording and shall deliver a copy of the recorded Notice to the Code Enforcement Officer prior to commencement of any permitted activity or use.

Permits (Building Permit, Zoning Permit, etc.) issued pursuant to this Notice shall reference this Notice and date.

I am the Owner of the above-referenced premises and have read and understood the conditions of this Notice of Filing and the related ZBA Resolution, a copy of which is filed herewith.

Alisa K. Kabcenell 2/2/08
(Owner) (Date)

CERTIFICATION

I, Mary Guster Chairman, or Designee, of the Zoning Board of Appeals of the Town of Weston, do hereby certify this Notice of Filing to reflect true and accurate information concerning a Variance granted with respect to the premises identified above.

Mary Guster 2/2/08
(Chairman, or Designee) (Date)

Date received for recording _____ Attest: _____
(Town Clerk)

PREVIOUS
VARIANCE
2008

RESOLUTION OF THE ZONING BOARD
OF APPEALS OF THE TOWN OF WESTON

ZBA AGENDA JAN 22, 2008

RESOLVED: That the Application of

Name(s) of applicant(s) FABCEWELL, ALISA KASTAN

of (Address) 73 GOODHILL ROAD

For a Variance to Section/Para. 321.5

of the Zoning Regulations of the Town of Weston to

ALLOW AN ADDITION TO THE REAR OF AN EXISTING
NON CONFORMING RESIDENCE - IN ACCORDANCE WITH Exhibit A-G

be, and the same is hereby *APPROVED* with the following conditions:

1. This Resolution shall not take effect and variance shall become null and void unless a Notice of Filing, complete with necessary supporting documentation has been accepted by the Weston Town Clerk for recording within 30 days of the publication of this Resolution.
2. All construction activity related to this Application shall be substantially completed within one year of the date of publication of this Resolution.
3. As-built plans, certified or otherwise authenticated in a manner acceptable to the Code Enforcement Officer (CEO) shall be submitted to the CEO upon substantial completion.

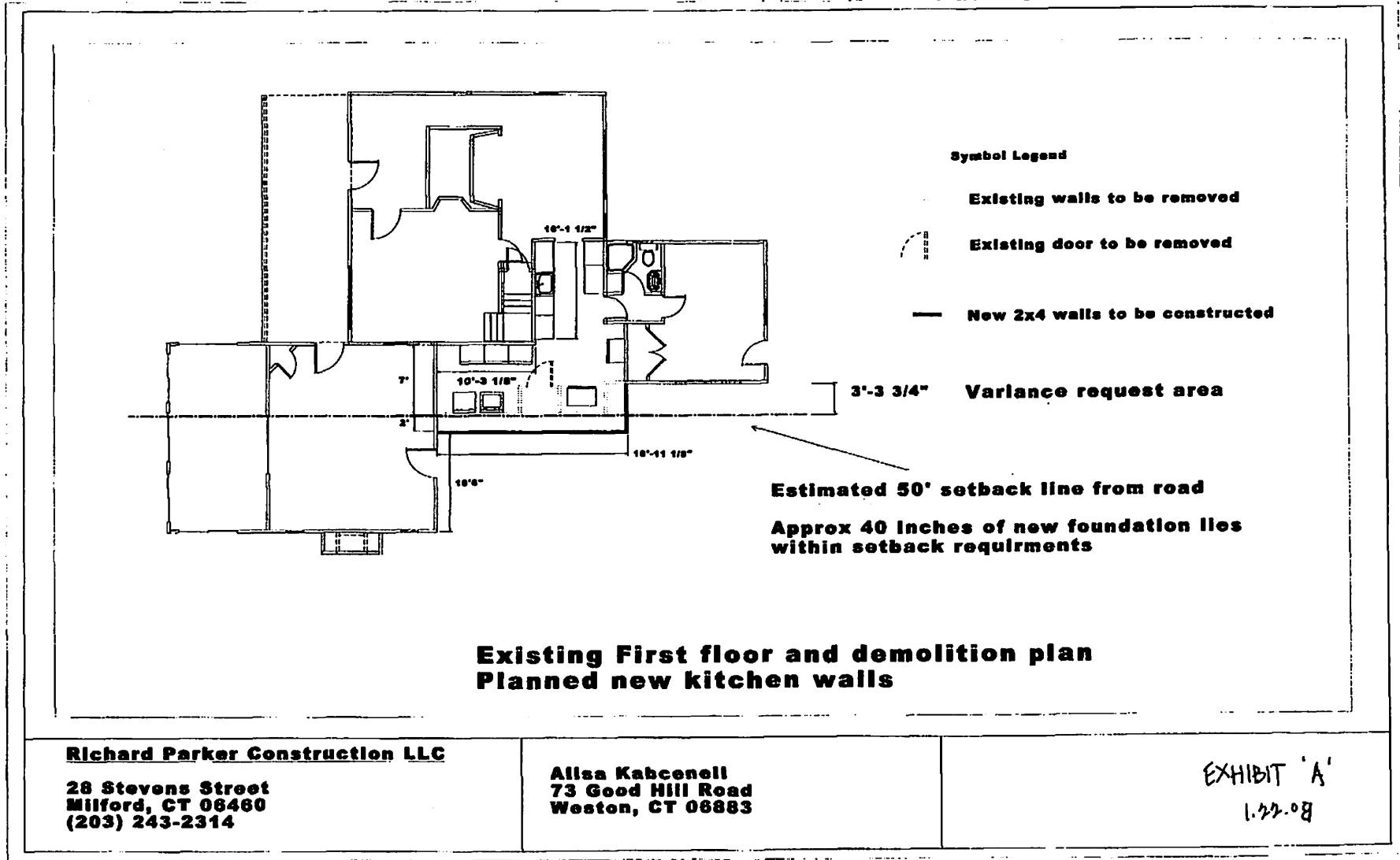
Other Conditions: _____

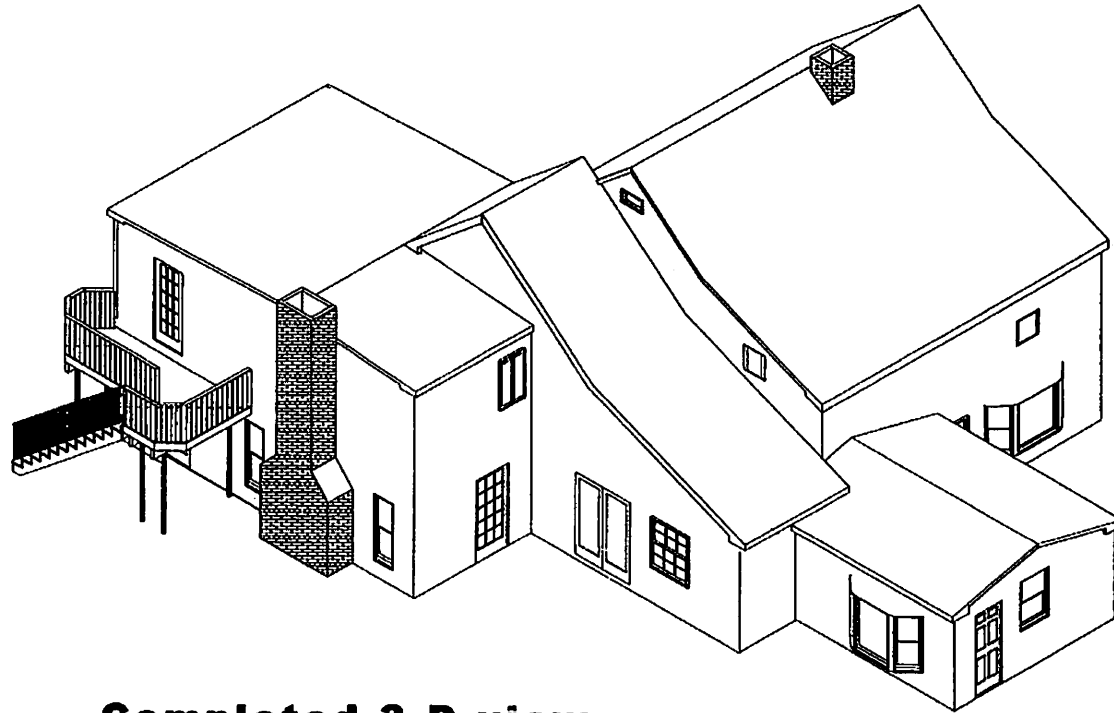
The Zoning Board of Appeals finds with respect to this Application and solely with respect to the parcel of land in question, that owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, particularly or especially in view of

that a strict application or literal enforcement of the Weston Zoning Regulations would result in exceptional difficulty or undue hardship, and that to vary the application of such Regulations, as aforesaid is in harmony with the general purpose and intent of such Regulations, consideration having been given to the conservation of the Public Health, Safety, Traffic Impact, Welfare, Property Values, and the Environment.

A. Burt
Chairman, Zoning Board of Appeals

1.22.08
Date





Completed 3 D view

Richard Parker Construction LLC

**28 Stevens Street
Milford, CT 06460
(203) 243-2314**

**Alisa Kabcenell
73 Good Hill Road
Weston, CT 06883**

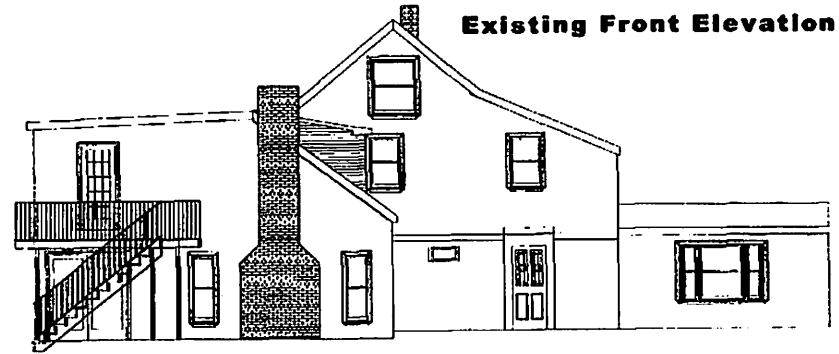
EXHIBIT 'B'

1,72.00

Existing Side Elevation



Existing Front Elevation

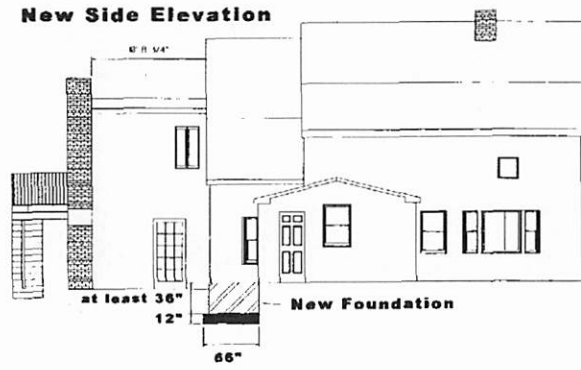
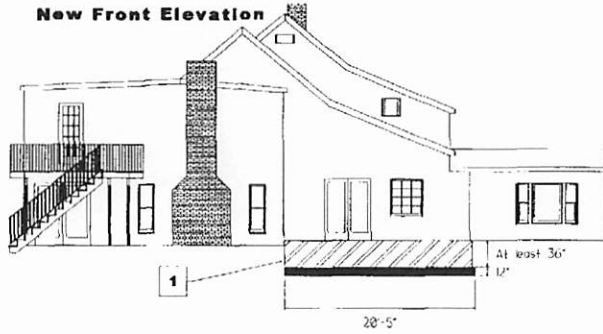


Richard Parker Construction LLC

**28 Stevens Street
Milford, CT 06460
(203) 243-2314**

**Alisa Kabconell
73 Good Hill Road
Weston, CT 06883**

EXHIBIT 'C'
1.22.08

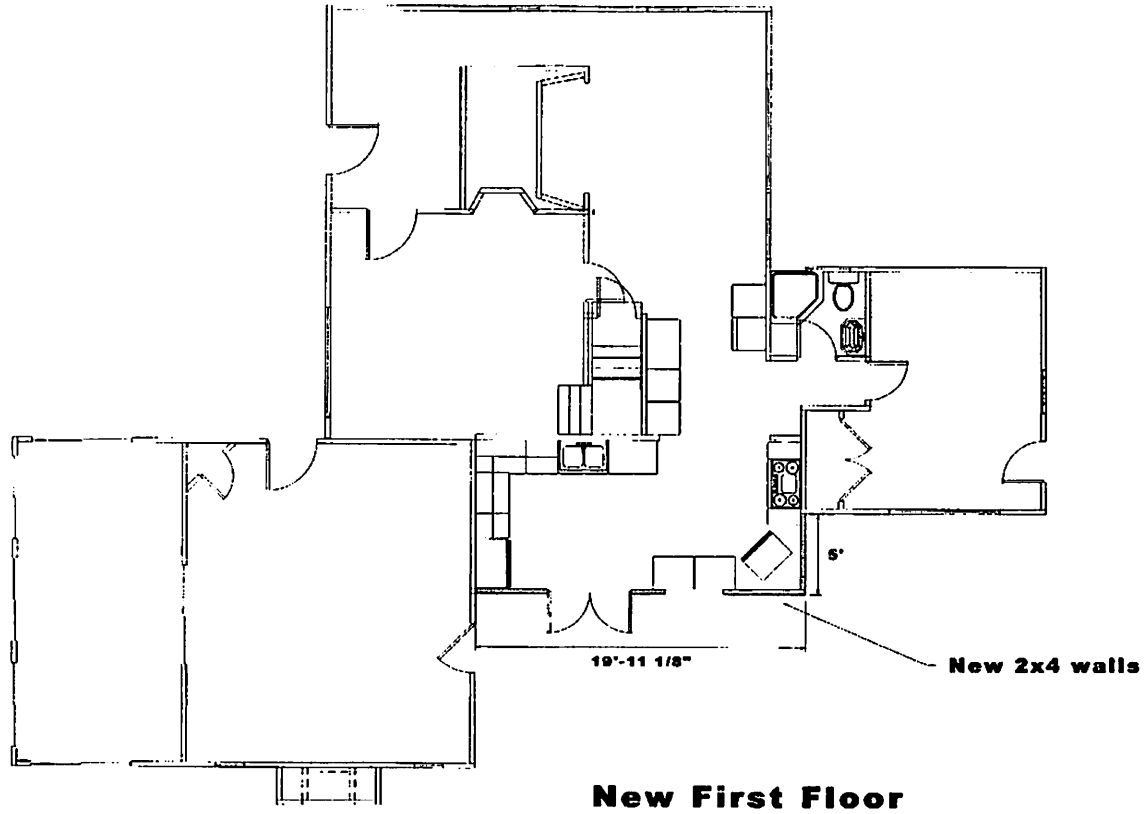


Richard Parker Construction LLC

**28 Stevens Street
Milford, CT 06460
(203) 243-2314**

**Allisa Kabcenell
73 Good Hill Road
Weston, CT 06883**

EXHIBIT 'D'
1.22.08

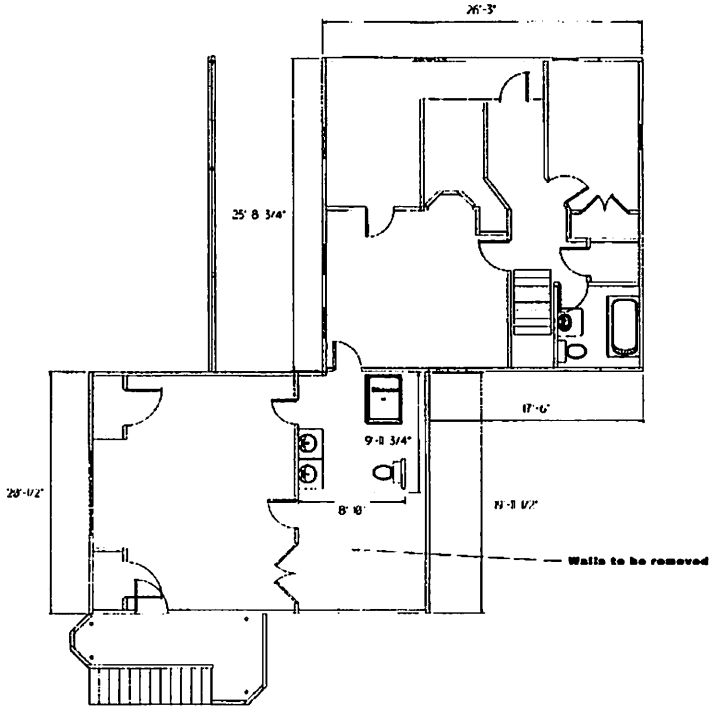


Richard Parker Construction LLC

28 Stevens Street
Milford, CT 06460
(203) 243-2314

Alisa Kabcenell
73 Good Hill Road
Weston, CT 06883

EXHIBIT 'E'
1.22.18



Existing Second floor plan / Demolition

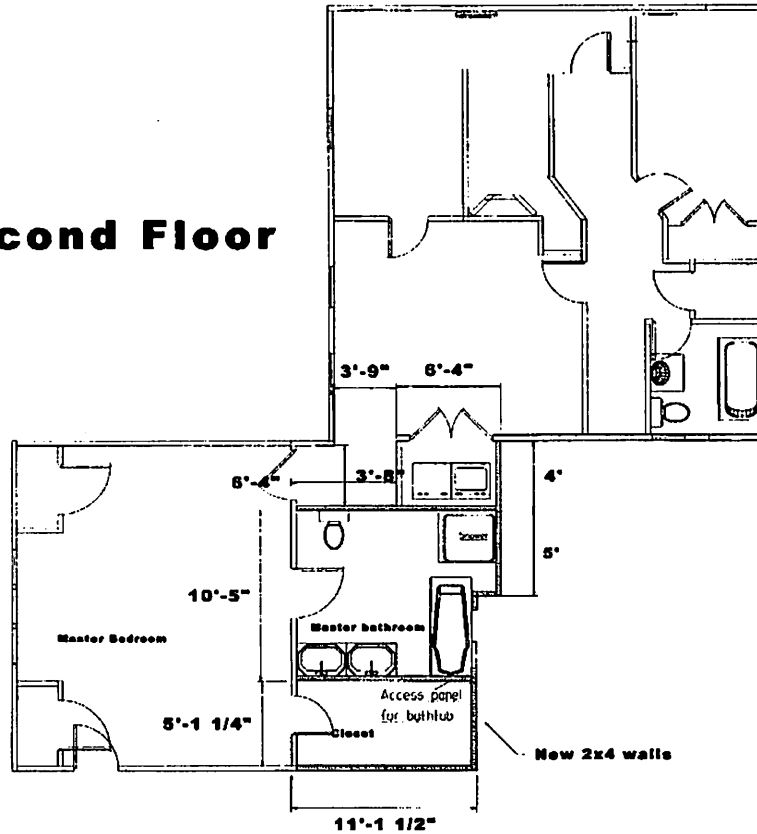
Richard Parker Construction LLC

**28 Stevens Street
Milford, CT 06460
(203) 243-2314**

**Allisa Kabcenell
73 Good Hill Road
Weston, CT 06883**

**EXHIBIT 'F'
1.27.08**

New Second Floor



RECEIVED FOR RECORD
At _____

FEB - 8 2008 @ 2:30 PM

Attest: *[Signature]*

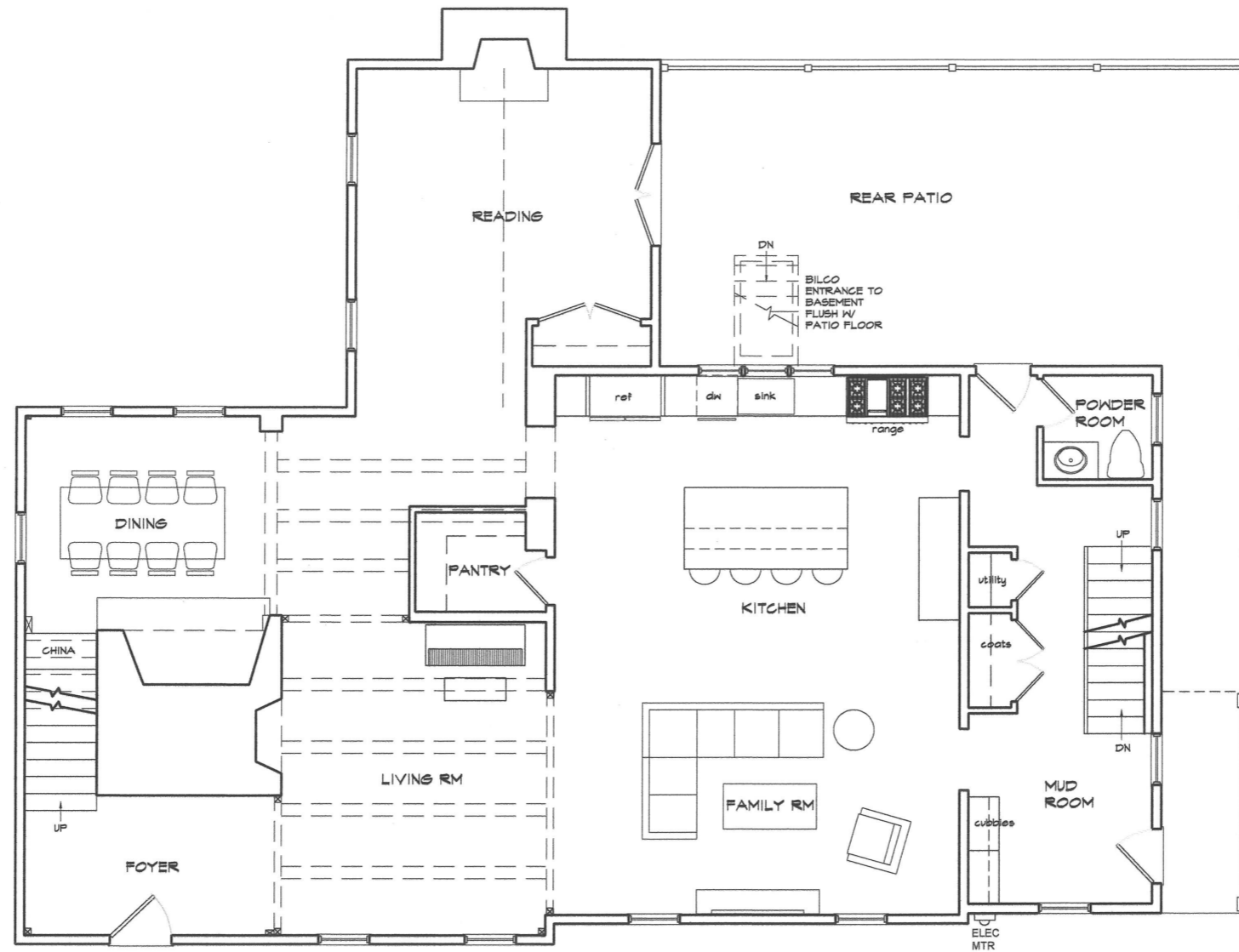
VOL 467 PG 0317

Richard Parker Construction LLC

28 Stevens Street
Milford, CT 06460
(203) 243-2314

Allsa Kabcenell
73 Good Hill Road
Weston, CT 06883

EXHIBIT '6'
1-22-08

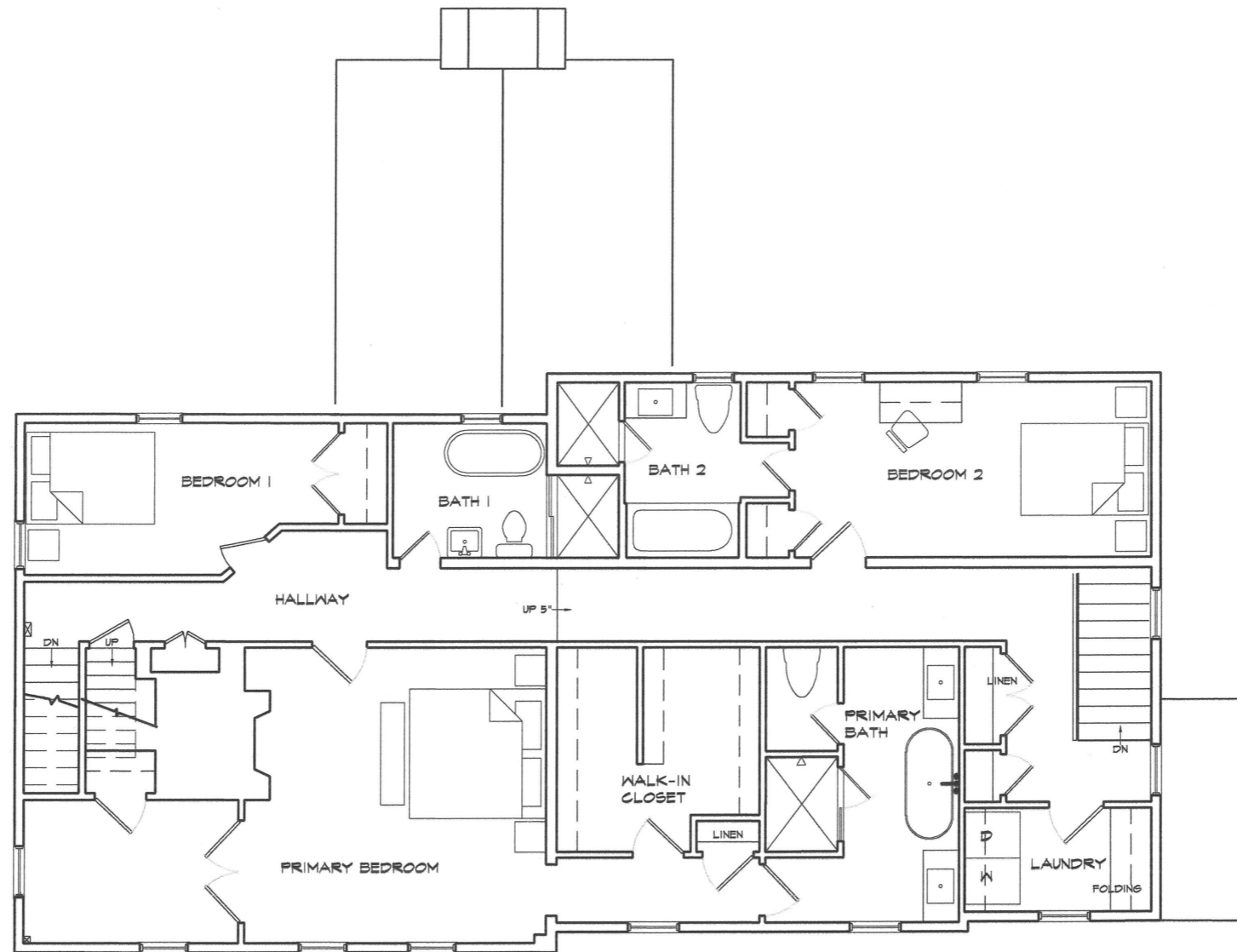


PROPOSED FIRST FLOOR PLAN

ADDITIONS AND ALTERATIONS TO THE
STEWART RESIDENCE
 73 GOOD HILL ROAD
 WESTON, CT
 AUGUST 4, 2023

RANNEYMICHAELS

ARCHITECTURE DESIGN CONSTRUCTION
 1035 BURR STREET RANNEYMICHAELS.COM
 FAIRFIELD, CT 06824 203 258 4296



PROPOSED SECOND FLOOR PLAN

ADDITIONS AND ALTERATIONS TO THE
STEWART RESIDENCE
 73 GOOD HILL ROAD
 WESTON, CT

AUGUST 4, 2023

RANNEYMICHAELS

ARCHITECTURE DESIGN CONSTRUCTION

1035 BURR STREET RANNEYMICHAELS.COM
 FAIRFIELD, CT 06824 203 258 4296



PROPOSED EAST ELEVATION

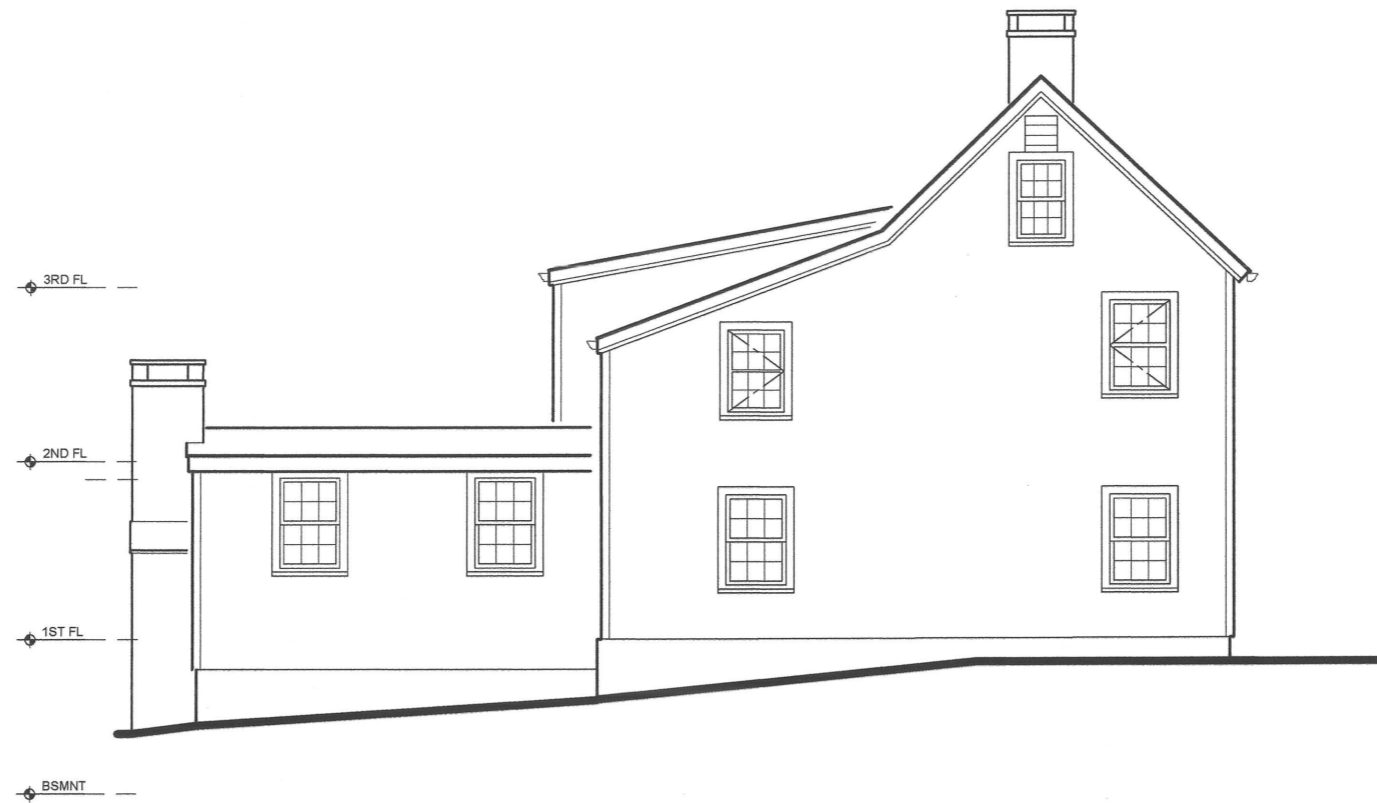
ADDITIONS AND ALTERATIONS TO THE
STEWART RESIDENCE
73 GOOD HILL ROAD
WESTON, CT

AUGUST 4, 2023

RANNEYMICHAELS

ARCHITECTURE DESIGN CONSTRUCTION

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FAIRFIELD, CT 06824 203 258 4296



PROPOSED NORTH ELEVATION

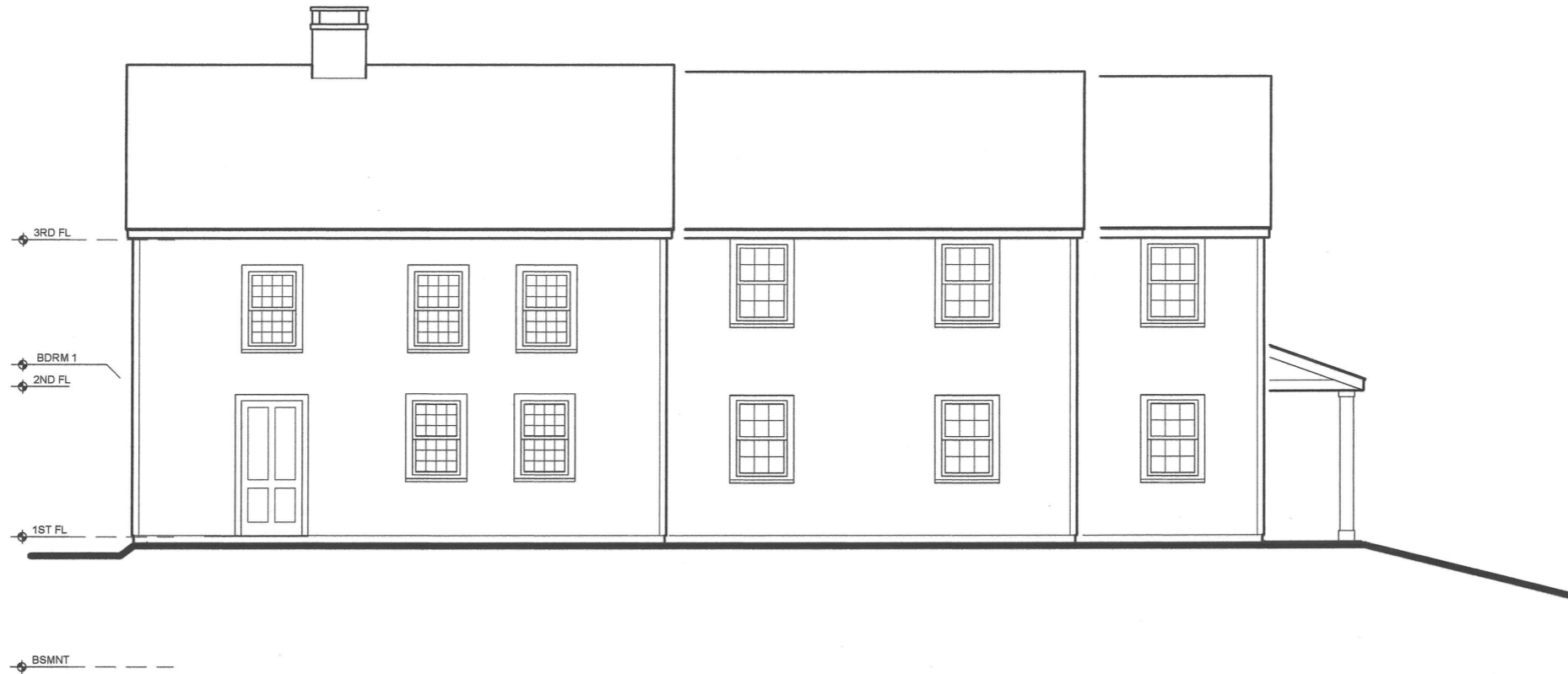
ADDITIONS AND ALTERATIONS TO THE
STEWART RESIDENCE
73 GOOD HILL ROAD
WESTON, CT

AUGUST 4, 2023

RANNEYMICHAELS

ARCHITECTURE DESIGN CONSTRUCTION

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FAIRFIELD, CT 06824 203 258 4296



PROPOSED WEST ELEVATION

ADDITIONS AND ALTERATIONS TO THE
STEWART RESIDENCE

73 GOOD HILL ROAD
WESTON, CT

AUGUST 4, 2023

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PROPOSED SOUTH ELEVATION

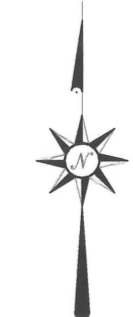
ADDITIONS AND ALTERATIONS TO THE
STEWART RESIDENCE
73 GOOD HILL ROAD
WESTON, CT

AUGUST 4, 2023

RANNEYMICHAELS

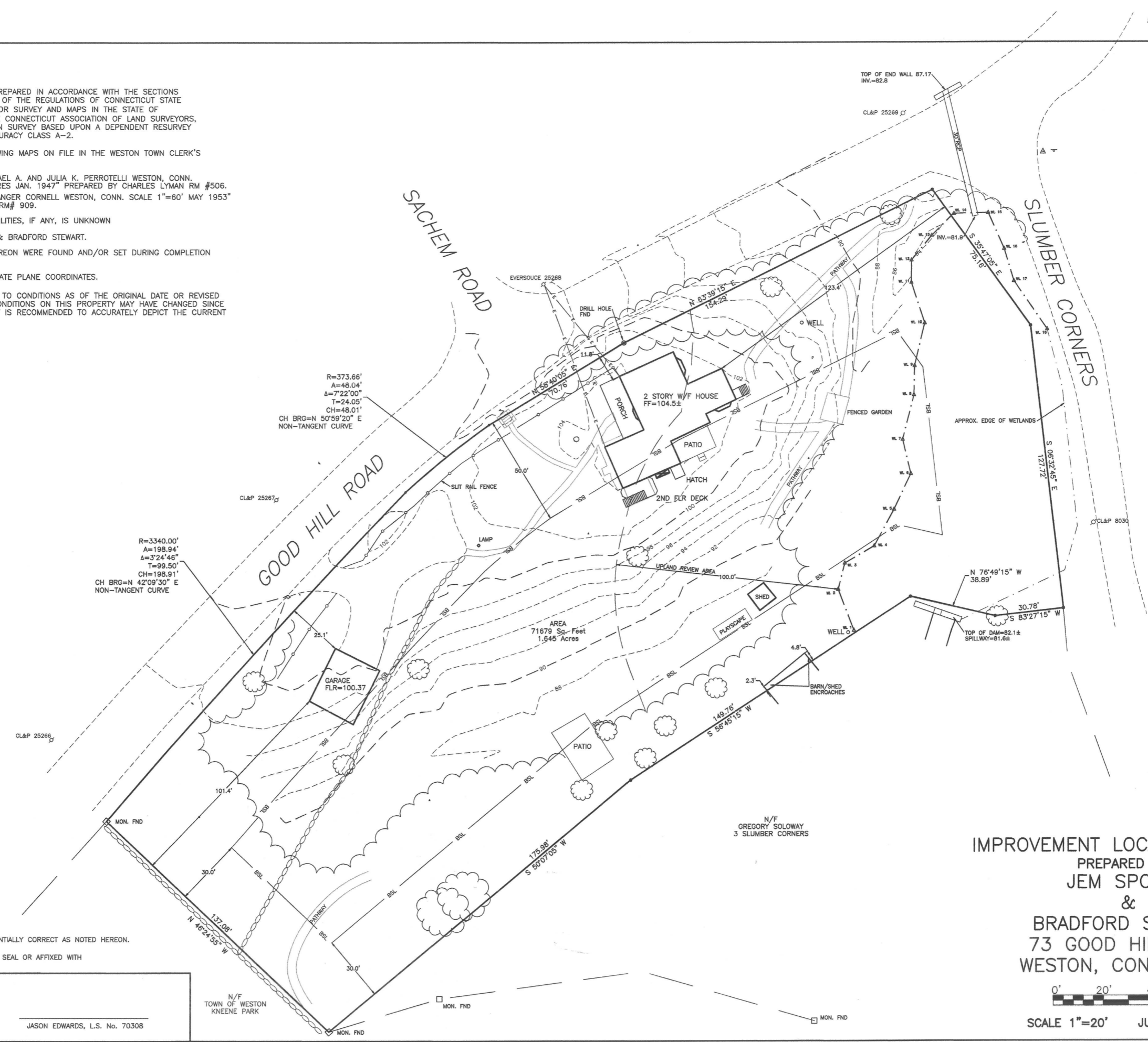
ARCHITECTURE DESIGN CONSTRUCTION

1035 BURR STREET RANNEYMICHAELS.COM
FAIRFIELD, CT 06824 203 258 4296



NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE WESTON TOWN CLERK'S OFFICE:
 - "PROPERTY SURVEYED FOR MICHAEL A. AND JULIA K. PERROTELLI WESTON, CONN. SCALE 1"=60' TOTAL 18.39±ACRES JAN. 1947" PREPARED BY CHARLES LYMAN RM #506.
 - "MAP PREPARED FOR PHYLLIS LANGER CORNELL WESTON, CONN. SCALE 1"=60' MAY 1953" PREPARED BY CHARLES LYMAN RM# 909.
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
- PLAN PREPARED FOR JEM SPONZO & BRADFORD STEWART.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARING BASED ON CONNECTICUT STATE PLANE COORDINATES.
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.

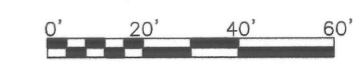


R=373.66'
 A=48.04'
 Δ=7°22'00"
 T=24.05'
 CH=48.01'
 CH BRG=N 50°59'20" E
 NON-TANGENT CURVE

R=3340.00'
 A=198.94'
 Δ=3°24'46"
 T=99.50'
 CH=198.91'
 CH BRG=N 42°09'30" E
 NON-TANGENT CURVE

AREA
 71679 Sq-Feet
 1.645 Acres

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
 JEM SPONZO
 &
 BRADFORD STEWART
 73 GOOD HILL ROAD
 WESTON, CONNECTICUT



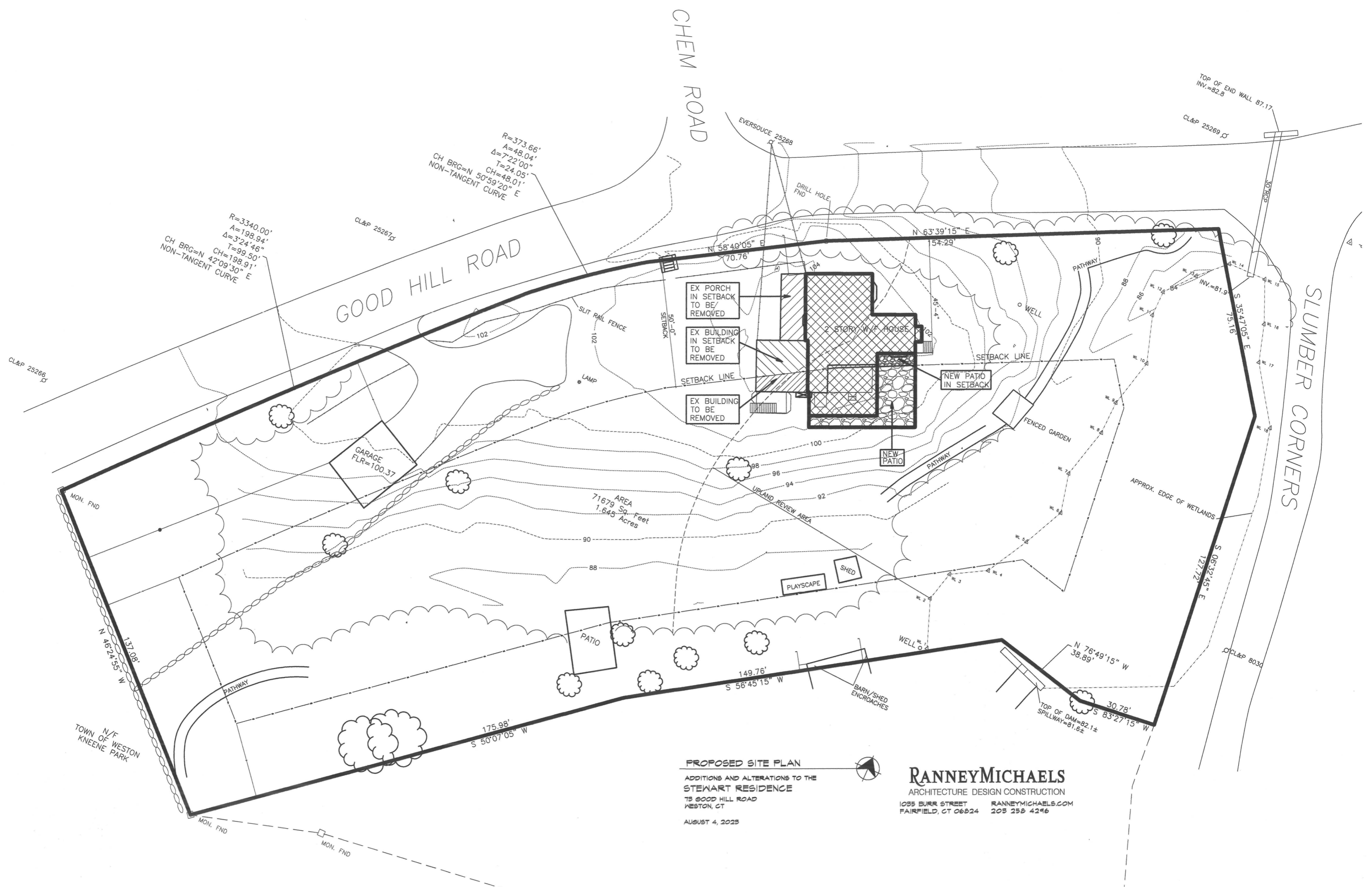
SCALE 1"=20' JULY 26, 2022

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

J. EDWARDS & ASSOCIATES, LLC
 Engineering and Surveying
 227 Stepaney Road
 Easton, CT 06812
 (203)-298-4205
 www.jedwardsassoc.com

JASON EDWARDS, L.S. No. 70308

N/F
 TOWN OF WESTON
 KNEENE PARK



$R=3340.00'$
 $A=198.94'$
 $\Delta=3'24.46''$
 $T=99.50'$
 $CH=198.91'$
 $CH BRG=N 42'09'30'' E$
 NON-TANGENT CURVE

$R=373.66'$
 $A=48.04'$
 $\Delta=7'22'00''$
 $T=24.05'$
 $CH=48.01'$
 $CH BRG=N 50'59'20'' E$
 NON-TANGENT CURVE

EX PORCH IN SETBACK TO BE REMOVED
 EX BUILDING IN SETBACK TO BE REMOVED
 EX BUILDING TO BE REMOVED
 NEW PATIO IN SETBACK
 NEW PATIO
 2 STORY W/E HOUSE
 SETBACK LINE

PROPOSED SITE PLAN

ADDITIONS AND ALTERATIONS TO THE
 STEWART RESIDENCE
 73 GOOD HILL ROAD
 WESTON, CT

AUGUST 4, 2025

RANNEYMICHAELS

ARCHITECTURE DESIGN CONSTRUCTION
 1035 BURR STREET
 FAIRFIELD, CT 06424

RANNEYMICHAELS.COM
 203 258 4246

