Special Permit Narrative

May 6, 2020

The applicant seeks to renovate an existing detached garage, in the front yard of an existing single family residence.

A Special Permit is applied for pursuant to Section 8.2.; the detached garage being in one of the front yards of a corner lot.

The lot is a non conforming 31,232 square foot area lot in a Two Acre Residence Zone. This lot, and the existing single family residence pre-dates the institution of Zoning in New Canaan. The residence was constructed on the lot in 1931; Zoning was enacted in New Canaan in 1932.

The non conforming status of the lot was further confirmed by variance in 1991 that allowed the taking of an additional 1,568 ft² by the State.

The use of the property will not be increased or intensified in any way by the proposed renovation of the detached garage. The garage has existed for decades providing two parking spaces in its interior, along with the paved driveway along its side. The carport will occupy this area that currently used for the parking of automobiles. The proposed work relating to the detached garage will not intensify the use of the premises.

No other location out of the two Front Yards would practically accommodate the structure. The topography in the southeast quadrant of the property slopes up fairly steeply, and contains ledge. The driveway would also need to be extended significantly to access any parking in that area, be it in the form of a detached garage, or integral to the residence. This would destroy the only usable, flat area of yard that exists on the property.

While the Town records could not confirm the existence of the garage prior to 1965, it is likely that it was constructed at the same time as the main residence, prior to the institution of Zoning in New Canaan.

The scale and intensity of the proposed and cumulative development is well within the nature of the Two Acre Residence zone, and the surrounding properties. Again, the pre-existing nature of the lot prevents a conforming structure or coverage, while proposing a development that is otherwise in scale and spirit with the Zone that the property is currently located in.

The proposed improvement will not adversely affect any appropriate development of adjacent land or buildings, or their value. No signs, lights, or loudspeakers are proposed.

The proposal will not affect the traffic generated from the site, nor the safety of the streets. The parking will be suitable for the neighborhood and zone, and continue to be adequately screened from neighbors, as it has been over the years.
A second story addition to the main residence is also a part of this project. A variance for that aspect of the project was granted in May 2020 by the Zoning Board of Appeals. This addition simply improves the usability of the second floor bedrooms and staircase. No increase in the number of bedrooms is proposed.

A B-100 Code Compliant Area Septic Plan has been submitted to the Health Department, along with the proposed connection from the detached garage to the existing septic system, to accommodate the proposed sink in the renovated detached garage.

Respectfully submitted,

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Principal
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