

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

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

2) Premises located at: 16 Lake Drive South on the (N S E W) side of the street
at approx. 600 feet (N S E W) from Lake Drive North (nearest intersecting road).

3) Property Owner Name: Takov & Anna Kravn
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 131 Block No.: 17 Lot No.: 33-36

5) Zone in which property is located: R4A Area of Lot: .946

6) Dimensions of Lot: Frontage: 200' Average Depth: 185'

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: Requesting a second story to be built on an existing one story garage structure for the use as an office. Vertical expansion only
Hardship: The lot is a pre-existing, non-conforming steep lot.

11) Date of Zoning Commission Denial: March 31, 2021

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

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

Setbacks Requested: Front to: 5.4 to 3.4 Rear to: _____
Side to: _____ Side to: _____

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

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: 3/6/21



ZONING BOARD OF APPEALS
APR 15 2021

PROPOSAL

received
3-16-21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: March 23, 2021
PROPERTY OWNER: Takov & Anna Krayn
PROPERTY ADDRESS: 16 Lake Drive South
APPLICANT/AGENT: Caren Carpenter
MAILING ADDRESS: 2 Elwell Road
ZONING DISTRICT: R-44 **MAP:** 15 **BLOCK:** 17 **LOT:** 2

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:

3.0.5-Private Permanent Detached Garage (C)
3.2.3-Accessory Uses
3.2.5-Minimum Lot Area and Frontage (A)
3.2.6-Minimum Building & Structure Setbacks (A)
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:

16 Lake Drive South, New Fairfield, CT 06812

Property Owner(s):

Yakov Krayn

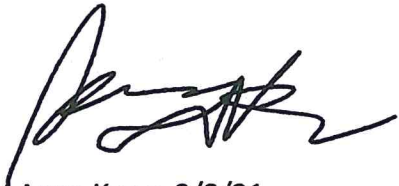
Anna Krayn

The undersigned, registered property owners of the above-noted property do hereby authorize Caren Carpenter to act on our 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, for the purpose of building a second story on a garage located on our property.

Please contact us in the event you have any questions or concerns.



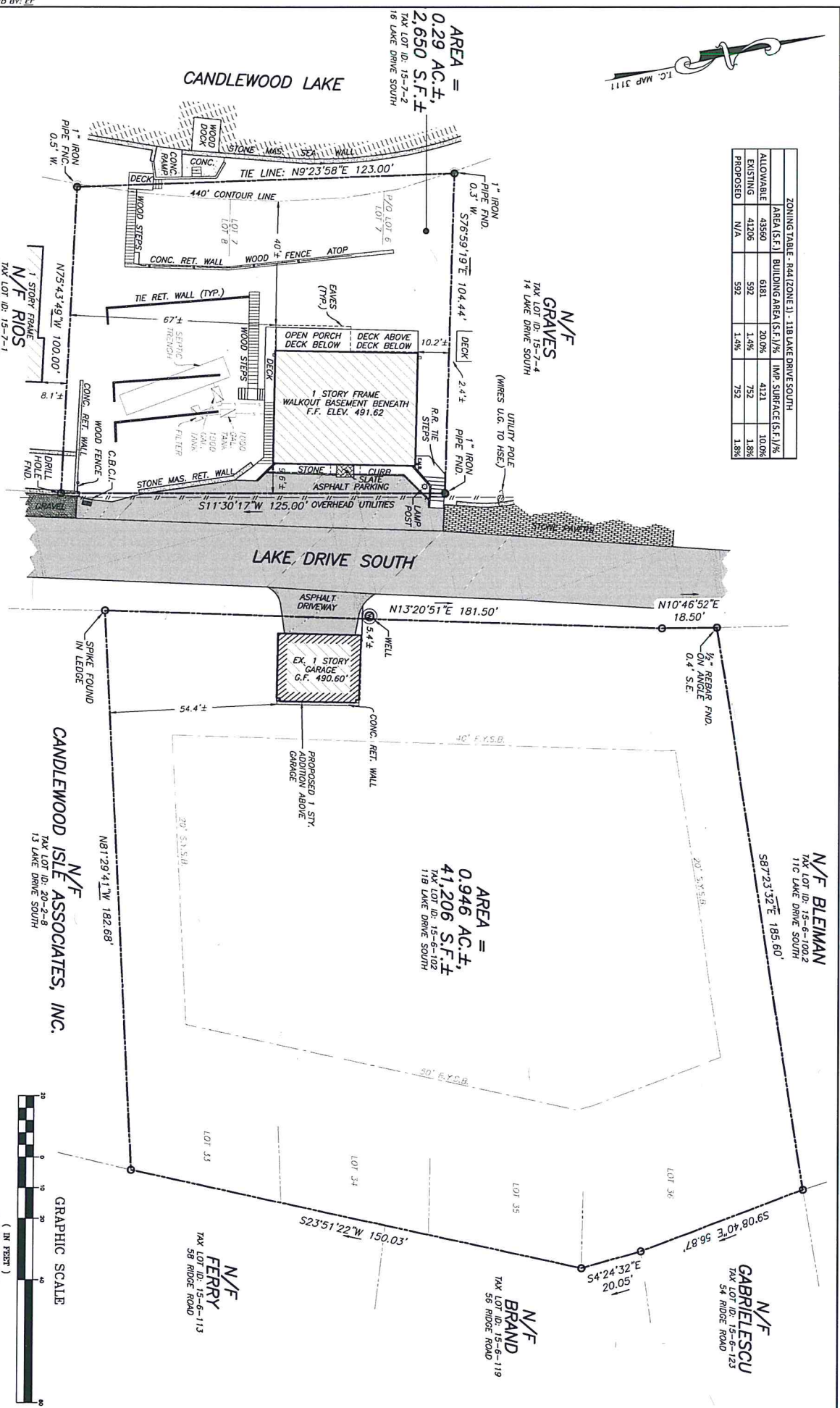
Yakov Krayn 3/8/21
201-417-3388



Anna Krayn 3/8/21



ZONING TABLE - RA4(D)ZONE II-118 LAKE DRIVE SOUTH				
AREA (S.F.)	BUILDING AREA (S.F./%)	IMP. SURFACE (S.F./%)	MAX. HEIGHT (S.F.)	MIN. LOT AREA (S.F.)
ALLOWABLE	4350	6181	20.0%	4121
EXISTING	4126	592	1.4%	752
PROPOSED	N/A	592	1.4%	752



AREA =
0.29 AC.±
2,650 S.F.±
TAX LOT ID: 15-7-2
18 LAKE DRIVE SOUTH

N/F
GRAVES
TAX LOT ID: 15-7-4
14 LAKE DRIVE SOUTH

N/F BLEIMAN
TAX LOT ID: 15-6-100.2
11C LAKE DRIVE SOUTH

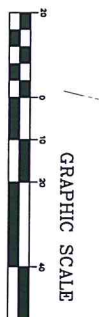
AREA =
0.946 AC.±
41,206 S.F.±
TAX LOT ID: 15-6-102
11B LAKE DRIVE SOUTH

N/F
GABRIELESCU
TAX LOT ID: 15-6-123
54 RIDGE ROAD

N/F
BRAND
TAX LOT ID: 15-6-119
58 RIDGE ROAD

N/F
FERRY
TAX LOT ID: 15-6-113
58 RIDGE ROAD

N/F
CANDLEWOOD ISLE ASSOCIATES, INC.
TAX LOT ID: 20-118
13 LAKE DRIVE SOUTH



FIELD PARTY: ET DRAWN BY: ET CHECKED BY: ET

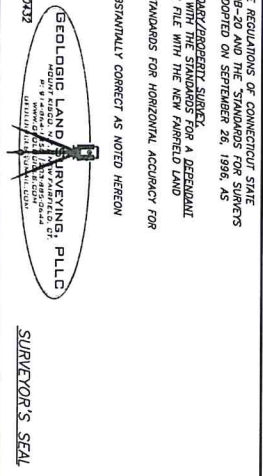
THIS MAP HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF CONNECTICUT STATE AND MAPS IN THE STATE OF CONNECTICUT, AS REVISED ON SEPTEMBER 28, 1998, AS FOLLOWS:

- 1. THIS MAP WAS PREPARED AS A LIMITED LIABILITY/EXERCISE SURVEY.
- 2. THIS MAP WAS PREPARED AS A LIMITED LIABILITY/EXERCISE SURVEY.
- 3. THIS MAP WAS PREPARED AS A LIMITED LIABILITY/EXERCISE SURVEY.
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- 9. THIS MAP WAS PREPARED AS A LIMITED LIABILITY/EXERCISE SURVEY.
- 10. THIS MAP WAS PREPARED AS A LIMITED LIABILITY/EXERCISE SURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

CLASS C-2 SURVEY

ETAY J. TOOLE, P.L.S. CT LICENSE NO. 70913



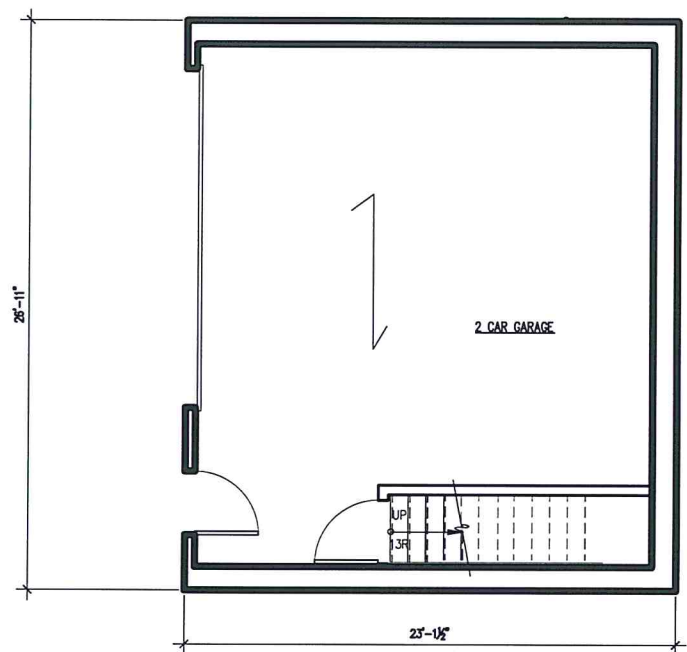
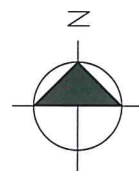
PREPARED FOR
YAKOV & ANNA KRAYN

T.C. MAP No. 3111
ALSO KNOWN AS SOUTH MAP LOT 6, 7, 8 & 9 AND
ALSO KNOWN AS MAP NO. 139

11B & 16 LAKE DRIVE SOUTH
FAIRFIELD CO., CT.
DECEMBER 15, 2020
SCALE: 1" = 20'

PLANTER'S SEAL

REVISIONS / ADDITIONS		MAP NOTES	
DATE	DESCRIPTION	BY	DESCRIPTION
			1. THIS SURVEY WAS CONDUCTED ON THE GROUND ON
			2. DECEMBER 15, 2020 IN ZONE I ZONING DISTRICT
			3. PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS OF
			4. RECORD INFORMATION IS MADE TO THE LOCATION OF
			5. UNDERGROUND FEATURES AND/OR
			6. ASSESSMENTS MADE TO THIS SURVEY ARE NOT SHOWN HEREON
			7. REFERENCES TO THE TOWN CLERK'S MAP NO. 118, STILL
			8. ONE COPY OF THE ORIGINAL OF THIS SURVEY, BEARING
			9. SEAL, AND THE COMPANY LOGO, SHALL BE CONSIDERED TO
			10. BE VALID TRUE COPIES.
			11. OFFSETS SHOWN HEREON (AND?)
			12. UNLESS OTHERWISE NOTED.

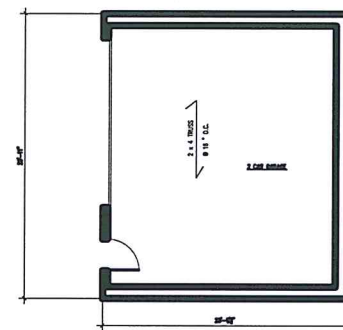


PROPOSED FIRST FLOOR PLAN

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

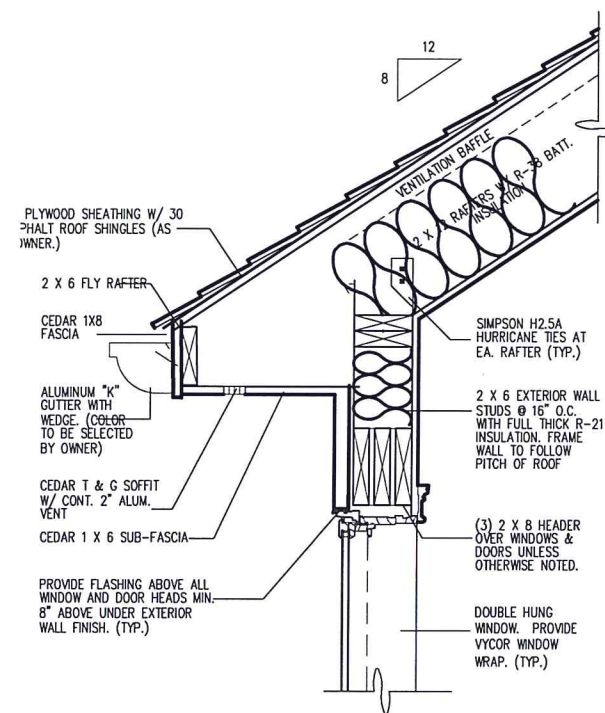
FIRST FLOOR PLAN GENERAL NOTES:

- 1 PROVIDE CONTINUOUS SHEATHING WITH WOOD STRUCTURAL PANELS MADE OF PLYWOOD OR OSB TO MEET THE BUILDING CODE WALL BRACING REQUIREMENTS
- 2 PROVIDE A PORTAL FRAMED HEADER EXTENDS TO THE CORNERS ON BOTH SIDES OF BOTH GARAGE DOORS LAPPED WITH TIGHT NAIL GRID
- 3
- 4



EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

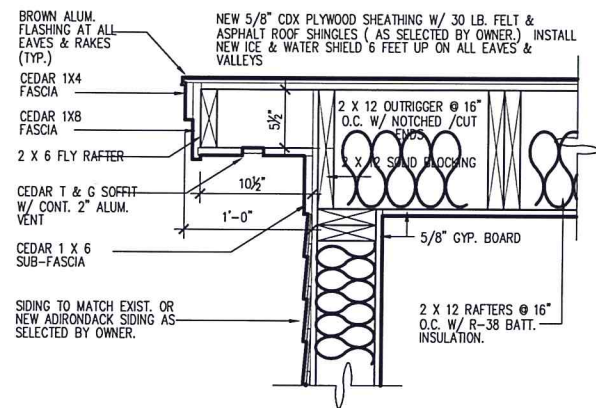


SOFFIT DETAIL

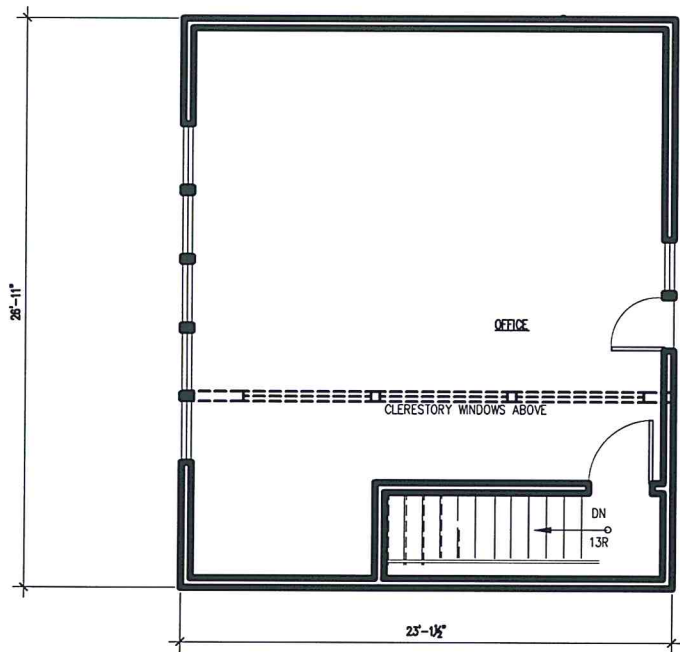
SCALE: 1/2" = 1'-0"

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: JACOB AND ANNA KRAYN 16 LAKE DRIVE SOUTH, NEW FAIRFIELD, CONNECTICUT 06812		
	FIRST FLOOR PLAN & DETAILS SCALE: AS NOTED		DRAWN BY:
	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 644-0375 EMAIL: carentcarpen.cr@gmail.com		CHECKED BY:
	CAREN CARPENTER ARCHITECT		DRAWING NO.: A-3

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

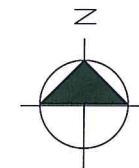


2 TYPICAL RAKE DETAIL
SCALE: 1-1/2" = 1'-0"



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


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



C:\Users\Neil\Desktop\Dropbox\Files\Work\Pooler\Simpson LSTA36.gif

SIMPSON LSTA COIL STRAPS UNDER PLYWOOD FROM RAFTER TO RAFTER W/ 24" OVERLAP (TYP.) @ ALL RAFTERS.

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

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: JACOB AND ANNA KRAYN 16 LAKE DRIVE SOUTH, NEW FAIRFIELD, CONNECTICUT 06812		
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	SECOND FLOOR PLAN & DETAILS SCALE: AS NOTED	DRAWN BY: CHECKED BY: DRAWING NO.: A-4

4 SIMPSON LSTA COIL STRAP DETAIL
SCALE: NOT TO SCALE

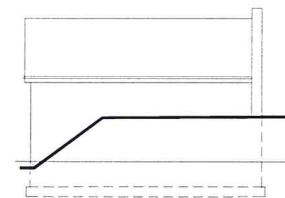


APW5480

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

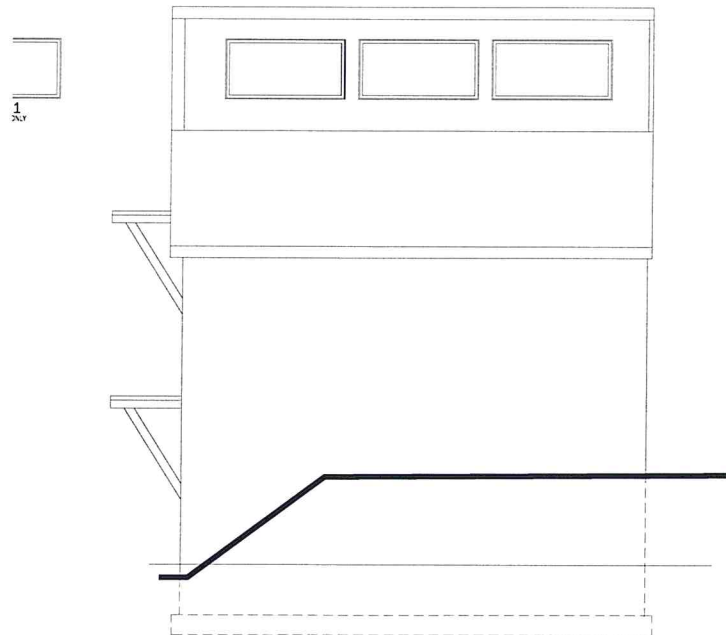


EXISTING FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



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

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



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

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

FILE NAME:
PLOT SCALE:

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: JACOB AND ANNA KRAYN 16 LAKE DRIVE SOUTH, NEW FAIRFIELD, CONNECTICUT 06812	
	EXTERIOR ELEVATIONS & DECK DETAILS SCALE: AS NOTED	DRAWN BY: CHECKED BY:
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	DRAWING NO.:
		A-5