

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

APPEAL#: 24-21

1) Applicant: David H. Chung & Maryellen O. McQuade

Mailing Address: 35 Lakeshore North
New Fairfield, CT 06812 Phone#: _____

Email (optional): _____

2) Premises located at: 35 Lakeshore North, Candlewood Knolls on the (N S E W) side of the street at approx. 0 feet (N S E W) from Knolls Rd (nearest intersecting road).

3) Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 40 Block No.: 6 Lot No.: 46 - 51

5) Zone in which property is located R-44 Area of Lot 0.334 ac (14,543 sf)

6) Dimensions of Lot: Frontage: ±161.5' Average Depth: ±98'

7) Is the property within 500 feet of Danbury, Sherman or New York State? No

8) Have any previous applications been filed with ZBA on this property? No If so, give dates and/or variance numbers: NA

9) Proposal for which variance is requested Existing Single Family residence to be demolished, Proposed includes, construction of new Single Family Residence on existing footprint, associated site improvements, and landscaping. Please refer to supplemental documents.

HARDSHIP: The lot predates adopted zoning regulations; lot is undersized for zone and lot depth front to back essentially eliminated by required setbacks, resulting in non-buildable lot. Existing structure is non-conforming. Proposed project seeks to reduce and/or eliminate non-conformities.

10) Date of Zoning Commission Denial: April 27, 2021

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

Zoning Regulations (sections) see N/C

Setbacks Requested: Front to: 18.75' (was 19.9') (East) Rear to: 17.6' (was 7.98' Retaining Wall >6') to "440 Line" (West) Side to: 14.2' (was 15.4') (North) Side to: ±57.77' (was 61.7') (South)

12) Use to be made of property if variance is granted: Single Family Residence

13) 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: _____ DATE: 4.21.21

FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE

PROPOSAL

MAY 20 2021 ZONING BOARD OF APPEALS

Handwritten initials in a red circle.

received 4-22-21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 27, 2021

PROPERTY OWNER: David H. Chung & Maryellen O. McQuade

PROPERTY ADDRESS: 35 Lakeshore North (Candlewood Knolls)

APPLICANT/AGENT: David H. Chung & Maryellen O. McQuade

MAILING ADDRESS: 35 Lakeshore North

ZONING DISTRICT: R-44 MAP: 40 BLOCK: 6 LOT: 46-51

Please be advised that the applicant would like to (SEE ATTACHED).

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)

3.2.6-Minimum Building and Structure Setbacks (A+B+C)

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions

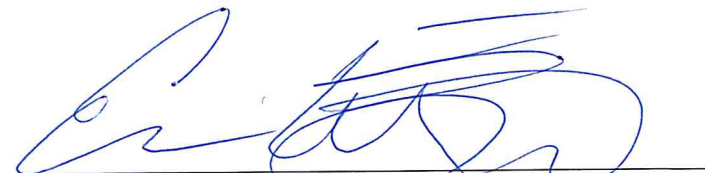
7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)

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

ZONING TABLE
 April 16, 2021

Requirement	R-44	EXISTING	PROPOSED	DEFICIENCY	NOTES:
Min. Lot Area	1 ac (43,560sf)	0.334 ac (14,543 sf)		29,017 sf	
Min. Frontage	125'-0"	161.54'		NA	
Front Yard Setback (W) – House	40.0'	19.9'	18.75'	21.25'	
Side Yard Setback (N) – House	20.0'	15.4'	14.20'	6.85'	
Side Yard Setback (S) – House	20.0'	61.7'	57.77'	NA	
Rear Yard Setback (W) ¹ - House	50.0'	19.3'	17.6'	32.4'	
Rear Yard Setback (W) - Ret. Wall >6'	50.0'	7.98'	17.6'	32.4'	Existing Retaining Wall >6' in Height considered "Structure"
Max. Building Area ²	20% (2,908 sf)	16.7% (2,428 sf)	18.27% (2,660 sf)	NA	
Max. Impervious Area ³	25% (3,635 sf)	40.1% (5,832 sf)	28.8% (4,197 sf)	3.86% (562 sf)	1,635 sf Reduction
Max. Effective Impervious ⁴	10% (4,356 sf)	40.1% (5,832 sf) ⁵	10%	NA	New Stormwater Management System
Max. Building Height	35'-0"	19.75' (478.0')	27.0' (485.75')	NA	Avg Grade Pre: 458.25' - Avg Grade Post: 458.75'

1) Rear Yard Setback is taken from Elevation 440' contour line as defined from TC Map #101, Nov. 28, 1928 & CL&P Plate Map C6 & FIRSTLIGHT Exhibit "G" Sheet 23 of 29

2) Building Area = Does not include projections <30"

3) Impervious Area = Includes Buildings w/ Overhangs, driveways, walkways, patios. Does not include sheds or slotted Decks <500sf

4) Impervious Surface Area reduced by Impervious Surface Area captured in Stormwater Management Plan

5) No evidence of existing Stormwater Management System, therefore none assumed, no deductions of impervious area taken.

EXISTING

Existing Building Coverage = 2,596 sf

NO STORMWATER
MANAGEMENT SYSTEM,
EFFECTIVE IMPERVIOUS = 40.1%

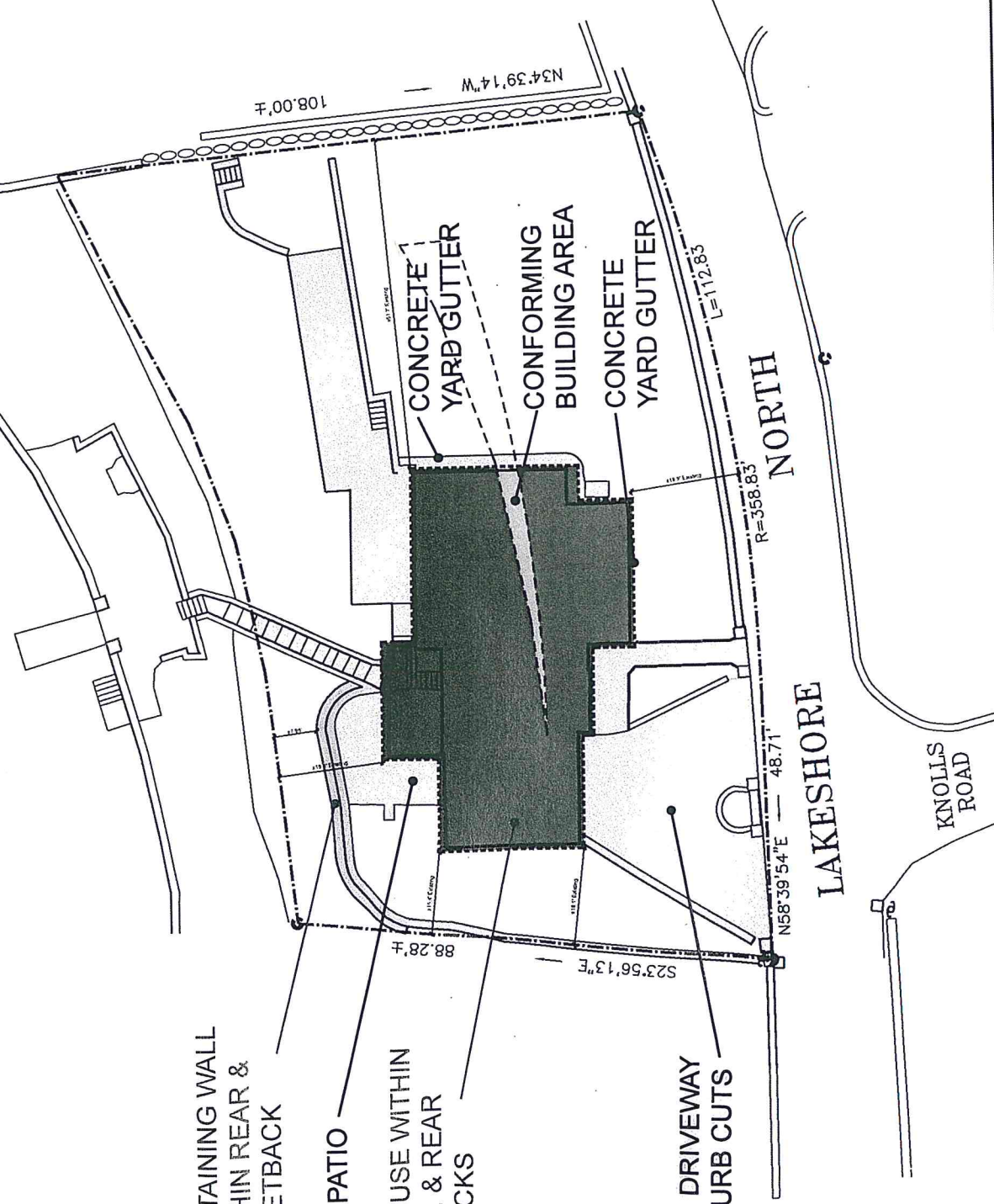
EXISTING RETAINING WALL
>6' HIGH WITHIN REAR &
SIDE YARD SETBACK

IMPERVIOUS PATIO

EXISTING HOUSE WITHIN
FRONT, SIDE, & REAR
YARD SETBACKS

IMPERVIOUS DRIVEWAY
WITH TWO CURB CUTS

CANDLEWOOD
LAKE



Building Coverage = 2,971 sf (+375sf) : 282 sf over existing impervious + 93 sf new impervious

NEW MANAGEMENT SYSTEM,
EFFECTIVE IMPERVIOUS 10% MAX

CANDLEWOOD
LAKE

PROPOSED ROOFED
BALCONIES/DECKS OVER
EXISTING IMPERVIOUS PATIO

AREAS OF REDUCED SITE
COVERAGE SHOWN IN GREEN,
NET REDUCTION OF ±1,635 sf

EXIST. RETAINING WALL >6'
HIGH WITHIN REAR & SIDE
YARD SETBACK REMOVED

New Roof Overhang < 30"

PROPOSED HOUSE REUSES
EXISTING FOOTPRINT

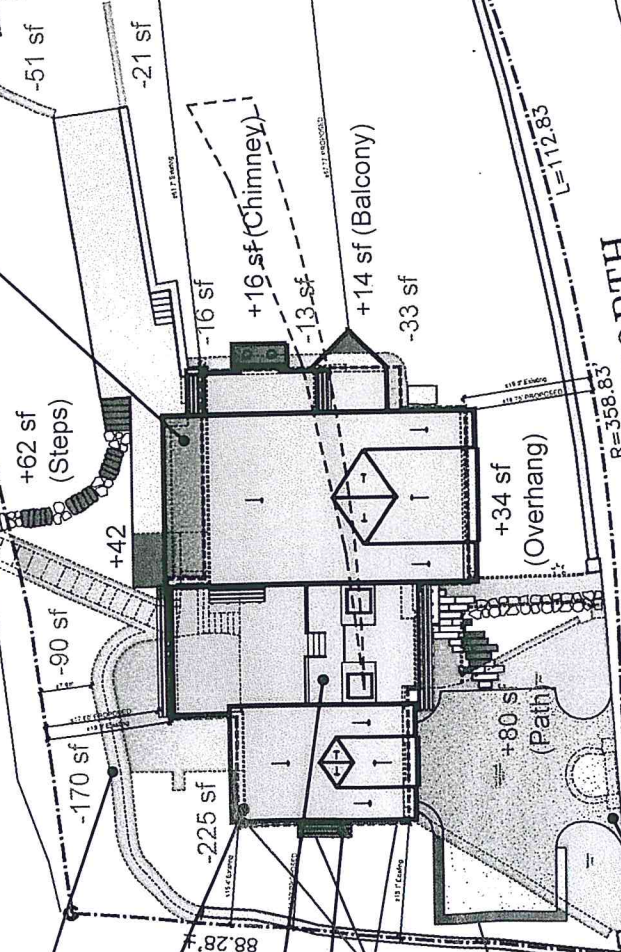
New Roof Overhang < 30"

+25 sf
(Overhangs)

+75 sf
(Wall)

-1,335 sf

NEW PERMEABLE DRIVEWAY
WITH SINGLE CURB CUT



NORTH
LAKESHORE
KNOLLS
ROAD







N58°59'54"E 48.71' R=356.83'


-218 sf

112.85'

108.00' ±
N34°39'14"W

COVERAGE KEY

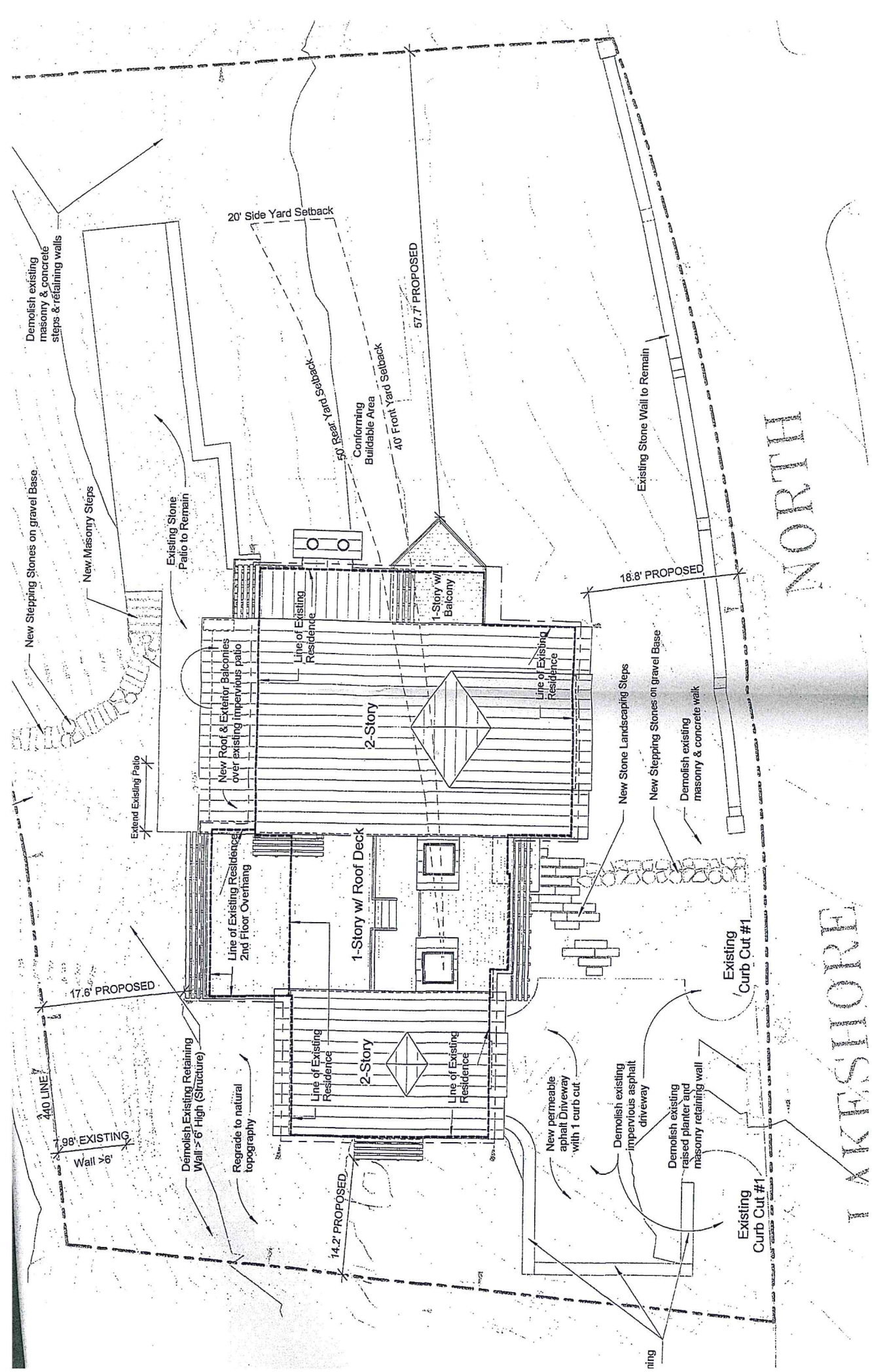
-  Exist. House - Nonconforming
-  Existing House - Conforming
-  Reduced Impervious
-  Added Impervious Areas
-  Existing Impervious to Remain
-  New Building on Ex. Impervious



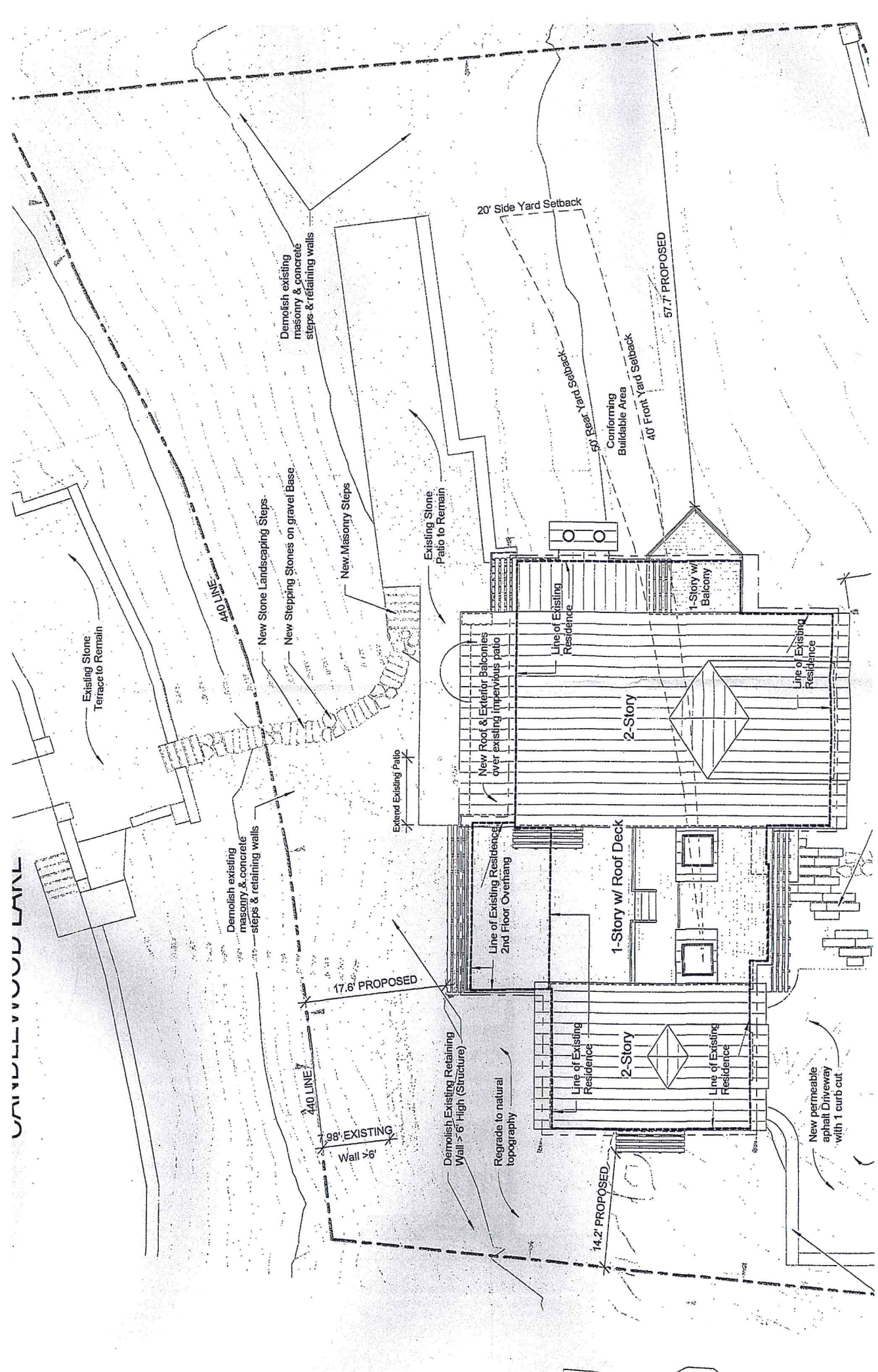
DOYLE/COFFIN
Doyle Coffin Architecture, LLC
158 Danbury Road
Ridgefield, Connecticut 06877
203 | 431 | 6001
203 | 431 | 9764 fax
info@doylecoffinarchitecture.com

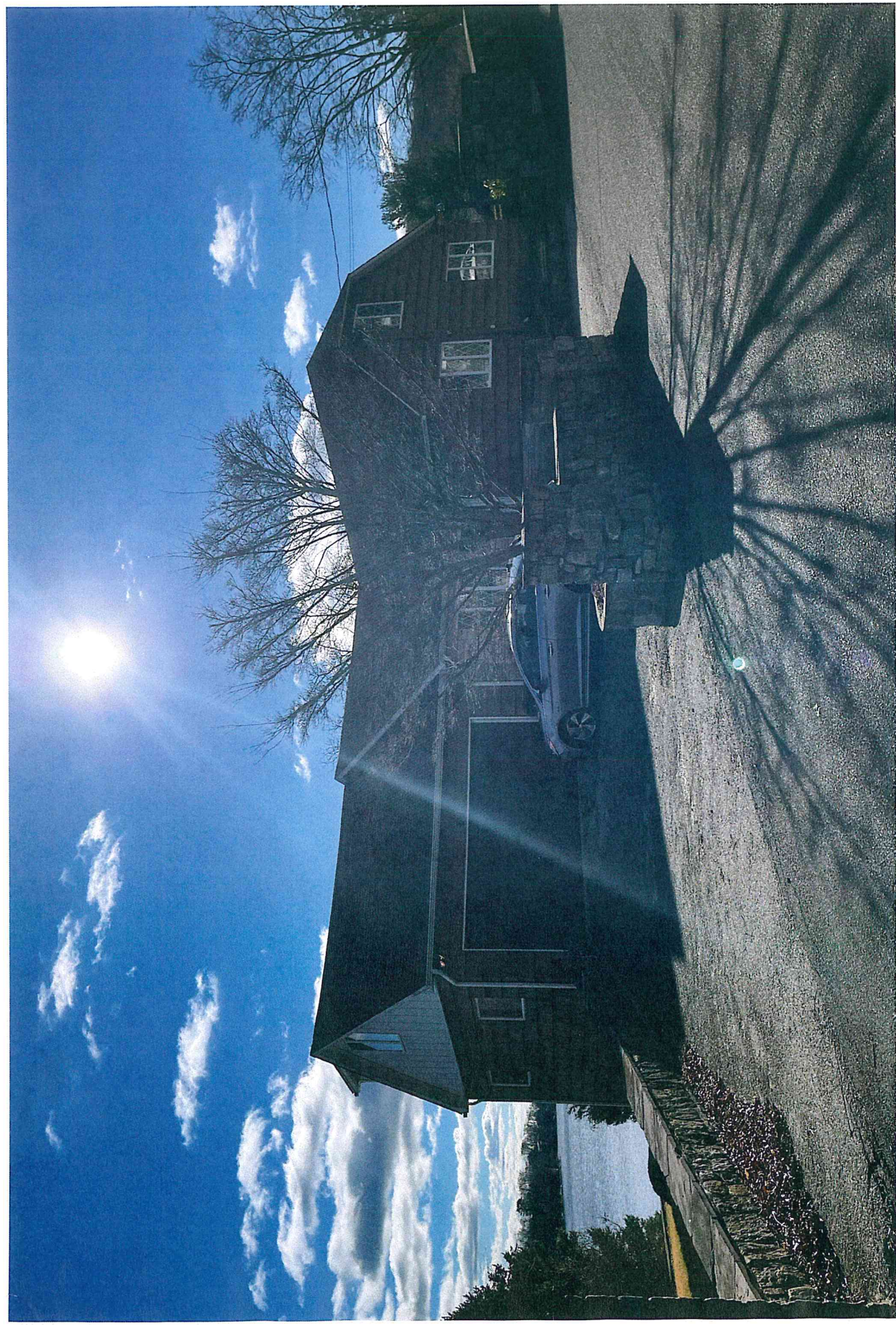
MS. MARYELLEN MCQUADE & MR. DAVID CHUNG
35 LAKESHORE NORTH
NEW FAIRFIELD, CT 06812

PRINCIPAL	PTC	DATE	04/09/21
P.A.	ATB	SHEET	CCD



NORTH LAKE SHORE





Existing House and Driveway from North



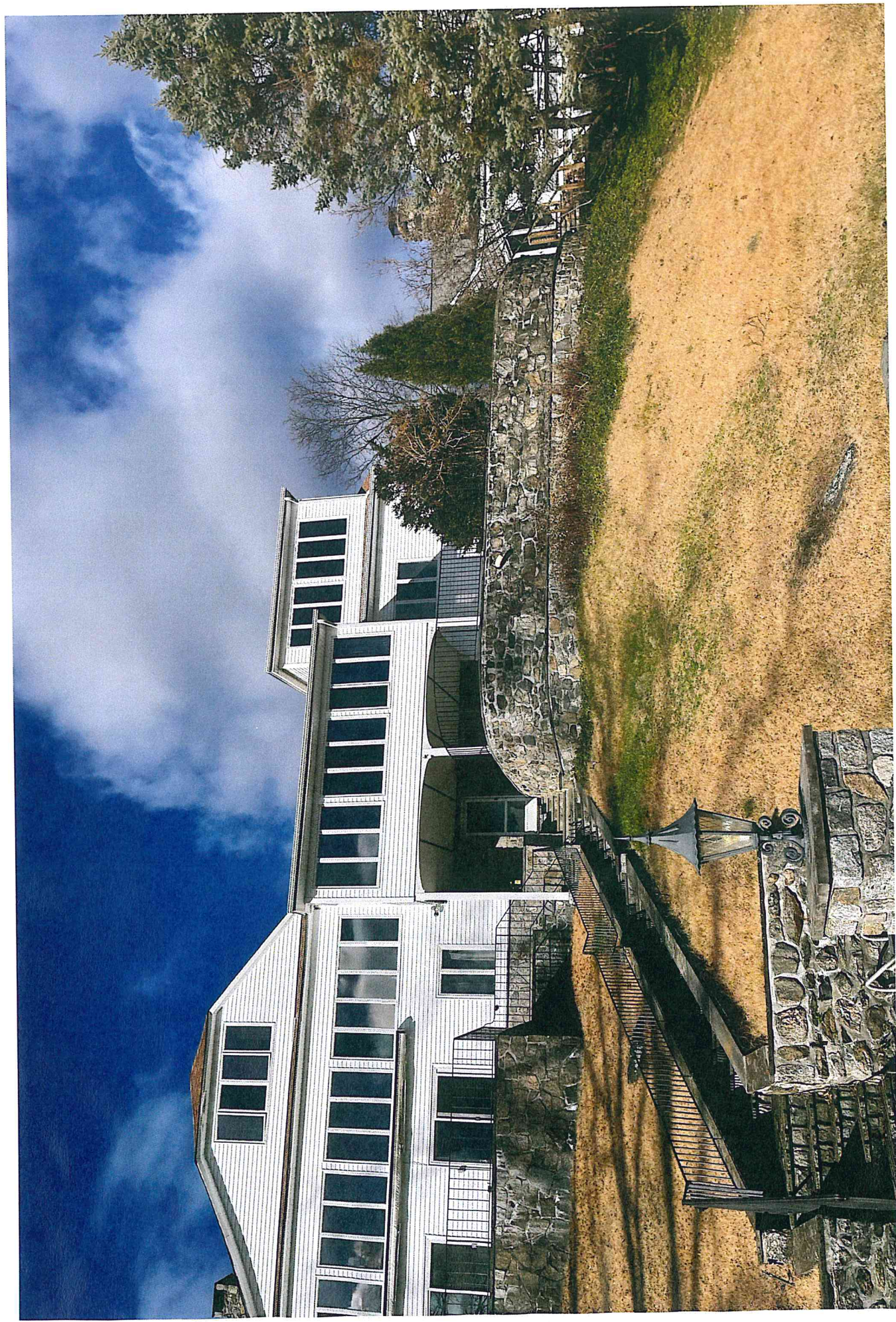
Existing House from Northwest

April 2021



Stair Hall from Dining Room Existing House from Southwest

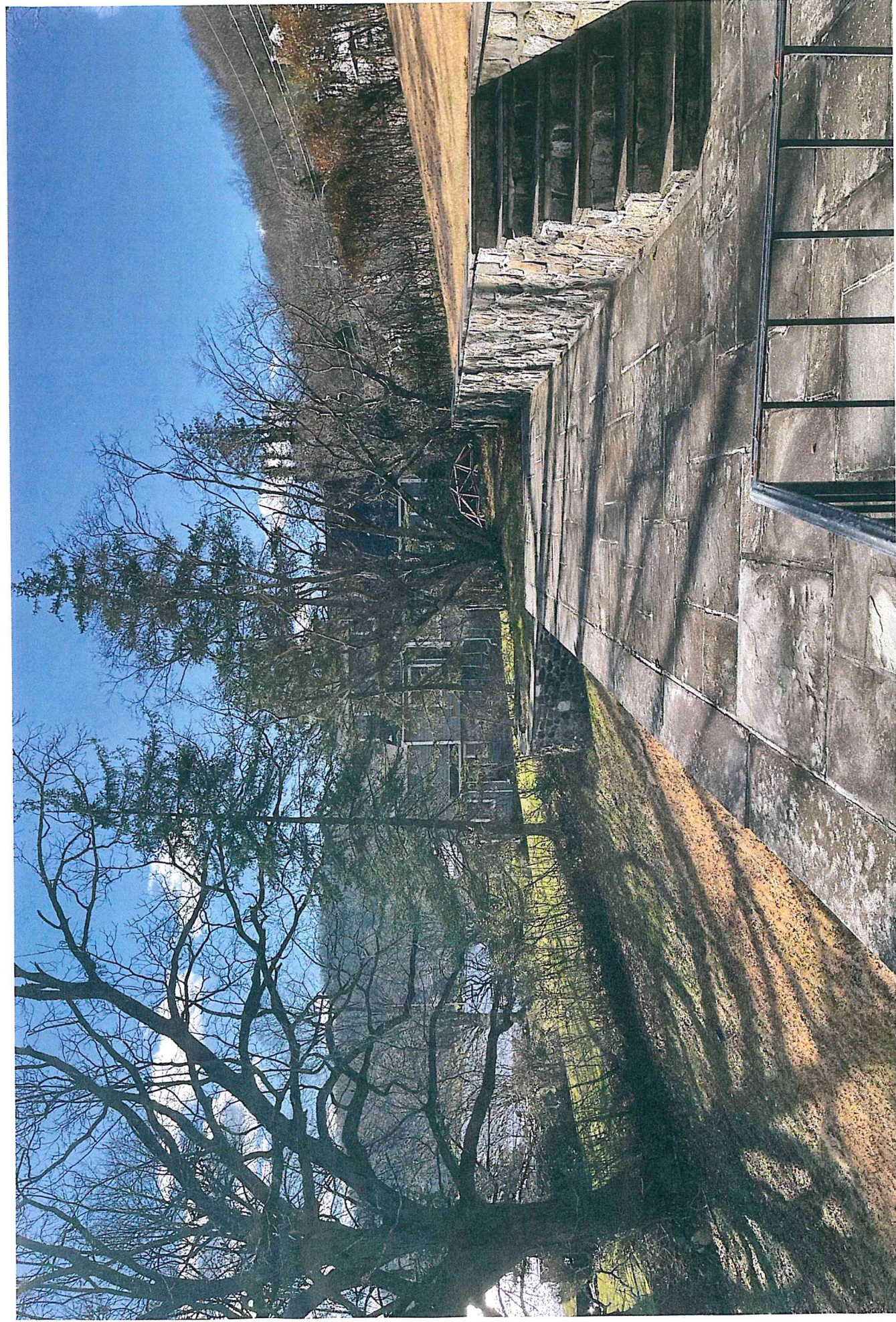




Existing House, Patios, Steps, & Retaining Wall from South



View of Existing Impervious Patios @ Basement Level



Existing Patio to Remain. Retaining Walls to be removed in distance.



DOYLE|COFFIN
ARCHITECTURE

Doyle Coffin Architecture, LLC
158 Danbury Road
Ridgefield, Connecticut 06877
203 | 431 | 6001
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info@doylecoffinarchitecture.com
doylecoffinarchitecture.com

exceptional
architectural design
since 1973

April 16, 2021

Re: Zoning Board of Appeals
35 Lakeshore North
Candlewood Knolls
New Fairfield, CT 06812

Dear Neighbor,

This letter is to inform you that an application on behalf of the owners of 35 Lakeshore North has been submitted for review by the Zoning Board of Appeals under New Fairfield Zoning Regulations.

The proposed project calls for the construction of a new Single Family Dwelling on the existing footprint, associated site improvements, and landscaping. The proposed dwelling will aim to reduce existing non-conformities in regards to building setbacks, site coverage, and effective site coverage. If you would like to review the project further, a copy of the plans will be on file with the Land Use Department at New Fairfield Town Hall, 4 Brush Hill Road. The date of the Zoning Board of Appeals meeting is currently scheduled for May 20, 2021.

If you have any questions regarding this project you are welcome to call me at your convenience. Thank You.

Sincerely,

Peter T. Coffin

David D. Coffin, Founder
Peter T. Coffin, Partner
John M. Doyle, Partner
Eric E. Flanders, Associate

Chung Residence, 35 Lakeshore North.
Neighbors

Andrew Bourgeois
30 Lakeshore North
New Fairfield, CT 06812

Austin Wheeler + Kirsten Delaney
32 Lakeshore North
New Fairfield, CT 06812

Michael Nail
37 Lakeshore North
New Fairfield, CT 06812

Fred Kowiewicz
33 Lakeshore North
New Fairfield, CT 06812

Frost Light / Brian Wood
143 West St, Ste E
New Milford, CT 06776

TOWN OF NEW FAIRFIELD
Land Use Departments
4 Brush Hill Road
New Fairfield, Ct 06812-2665
Tel: (203) 312-5640 Fax: (203) 312-5612

MANDATORY PRE APPLICATION
FOR ALL LANDUSE, HEALTH, AND BUILDING APPLICATIONS
Except for interior work in existing buildings and exterior work that does not expand
or alter the footprint of an existing building.

Effective October 1, 2005 no Land Use, Health or Building application for a permit may
be filed until the holder(s) of any conservation restriction or preservation restriction on
the subject property has been notified. Please see the attached legislation, PA 05-124.

Please provide the name of the property owner(s) and street address of the property for
which one of the above applications will be submitted and complete either A or B below.

Property Owner(s):

David H. Chung & Maryellen O. McQuade

Address of Permit Application:

35 Lakehore North, (MBLU: 40 / 6 / 46-51)

A. I hereby certify there are NO conservation easements or restrictions nor any
preservation restrictions on the above referenced property:

David Chung

Date

4/20/21

Signature of Property Owner:

Maryellen McQuade

Date

4/20/21

Signature of Property Owner:

B. There ARE conservation easements or restrictions or preservation restrictions on
the above referenced property.

Name/Phone Number of Restriction Holder:

Please attach one of the following:

1. Proof that the holder of the conservation or preservation restriction was notified
by certified mail/return receipt requested of the property owner's intent to apply
for a Land Use, Health, or Building permit in the Town of New Fairfield.
2. A letter from the conservation or preservation restriction holder verifying that the
application is in compliance with the terms of the restriction.



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exceptional
architectural design
since 1973

April 19, 2021

Land Use Agencies for the
Town of New Fairfield, CT
4 Brush Hill Rd
New Fairfield, CT 06812

Re: Land Use Applications
35 Lakeshore, Candlewood Knolls
New Fairfield, CT 06812

To Whom it may Concern,

As owner of the property located at 35 Lakeshore North, I hereby authorize Doyle Coffin Architecture to apply on my behalf to the Town of New Fairfield for all permits and approvals related to this property.

Sincerely,

Two handwritten signatures in black ink. The first signature is 'David Chung' and the second is 'Maryellen O. McQuade'.

David H. Chung
Maryellen O. McQuade

David D. Coffin, Founder
Peter T. Coffin, Partner
John M. Doyle, Partner
Eric E. Flanders, Associate

1 2 3 4 5

A

B

C

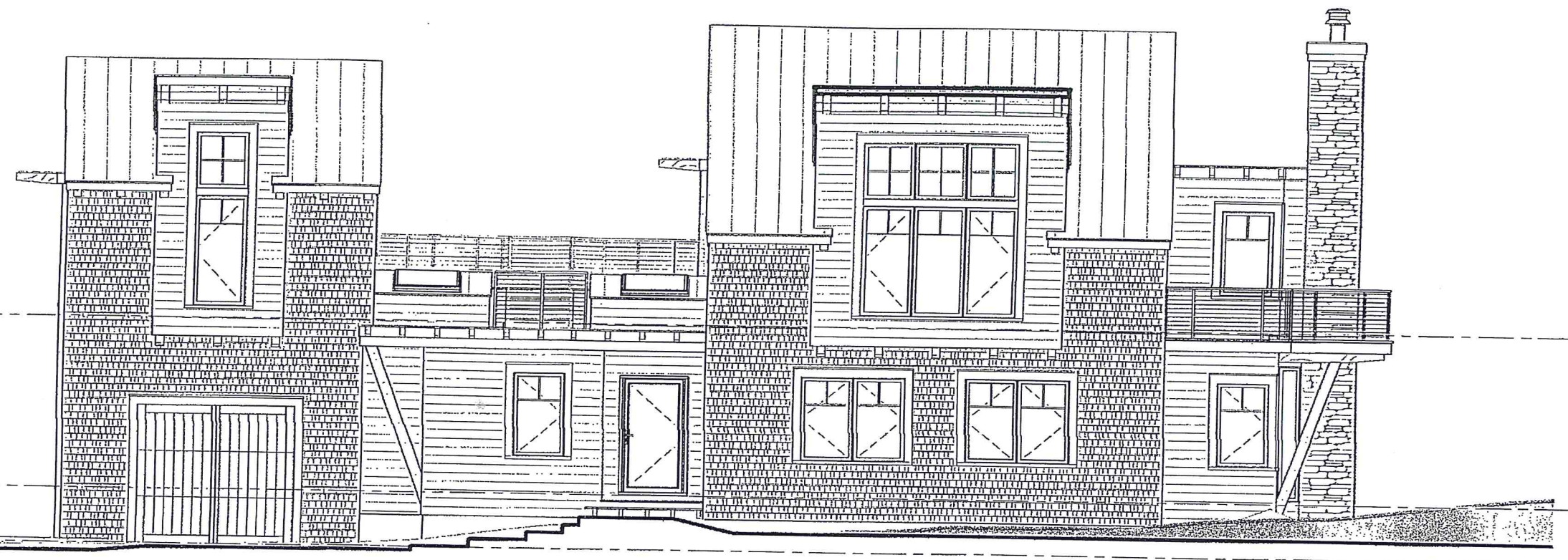
Second Floor
10'-0"

First Floor
0'-0"

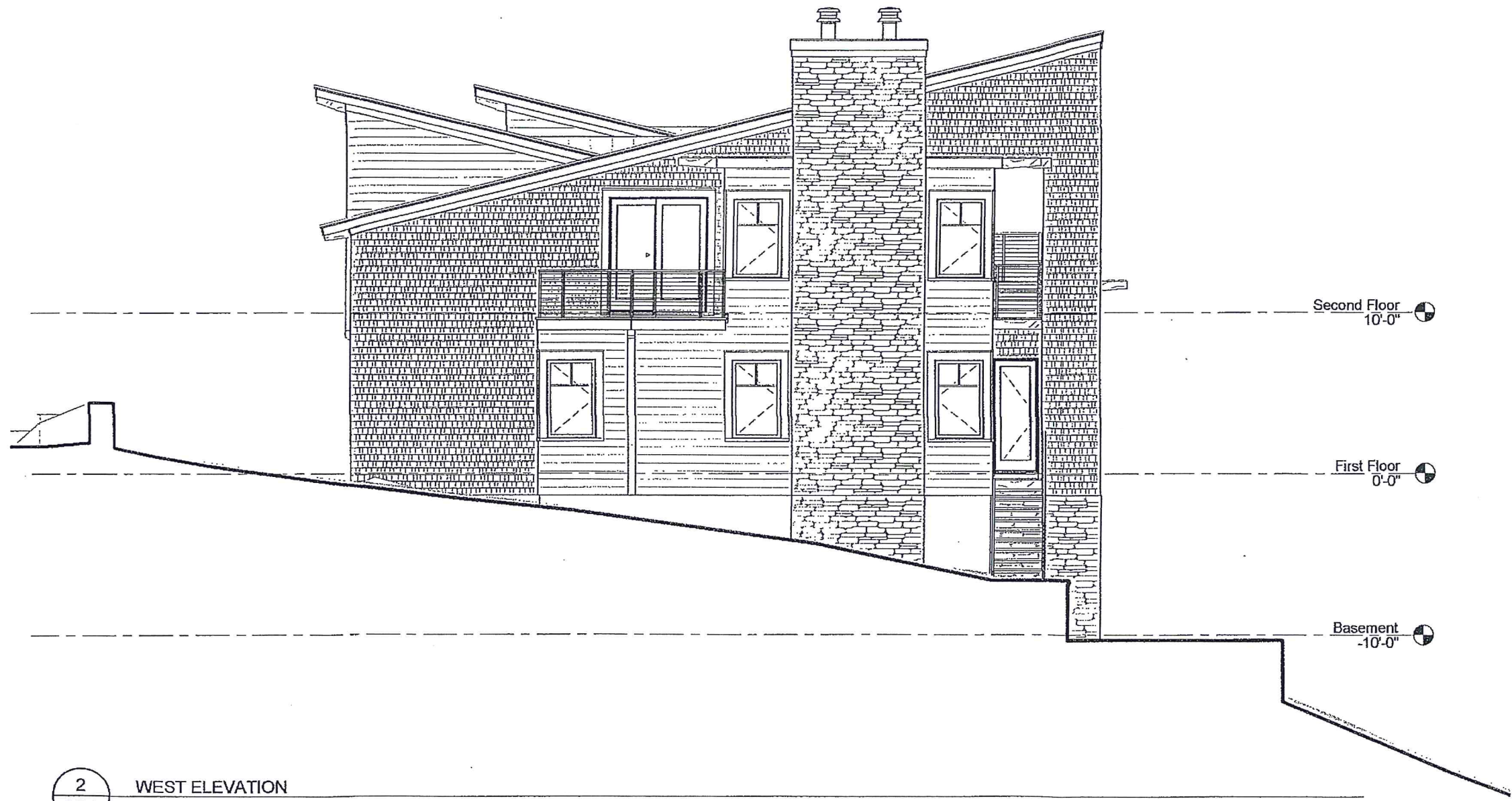
Garage (Low)
-3'-2 3/16"

Basement
-10'-0"

1 NORTH ELEVATION
A2.1 1/8" = 1'-0"



6 7 8 9 10



2 WEST ELEVATION
A2.1 1/8" = 1'-0"



DOYLE
ARCHIT

Doyle Cof
Ridgefiel

info@doylec
doylec

D

E

F

G



Second Floor
10'-0"

First Floor
0'-0"

Basement
-10'-0"

Garage (Low)
-3'-2 3/16"

3
A2.1 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
A2.1 1/8" = 1'-0"

PRELIMINARY NOT FOR
THIS COMPUTER FILE / I
INFORMATIONAL PURPOSE
INTENDED FOR CONSTRUCT
CONSTRUCTION WITHOUT
CONSTRUCTION DOCUMENTS

NOTES

NEW RESIDENT

**MS. MARYELLEN
MR. DAVID C**

**35 LAKESHORE
NEW FAIRFIELD,**

**ISSUED FOR TOWN APPROVAL
REVISIONS**

△ DESCRIPTION

PRINCIPAL	PTC
P.A.	ATB
PROJECT #	956