

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: Michael Dapolite

Mailing Address: 162 RT 39 New Fairfield CT 06812

Phone#: 203 948 9125

Email (optional): mdapolite@charter.net

ZONING BOARD OF APPEALS
MAY 20 2021

2) Premises located at: 6 Lakeshore South on the (N S E W) side of
the street at approx. 400 feet (N S E W) from Lakeshore N (nearest intersecting
road).

PROPOSAL

3) Property Owner Name: Michael Dapolite
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 3 Lot No.: 32

5) Zone in which property is located 1 Area of Lot 5,000 sq ft

6) Dimensions of Lot: Frontage: 50' Average Depth: 100'

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: _____

9) Proposal for which variance is requested To take down existing house
and construct a new house with the same dimensions
but move the house back 13 feet to meet B100 specs.
HARDSHIP: Preexisting, non conforming narrow shallow Lot

10) Date of Zoning Commission Denial: _____

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

Zoning Regulations (sections) _____

Setbacks Requested: Front to: 40' to 39.4' Rear to: 50' to 30.4'

Side to: 20' to 7.2' Side to: 20' to 11.0'

12) Use to be made of property if variance is granted: Primary 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: [Signature] DATE: 4/22/21

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: Michael Dapolite
PROPERTY ADDRESS: 6 Lakeshore South
APPLICANT/AGENT: Michael Dapolite
MAILING ADDRESS: 6 Lakeshore South
ZONING DISTRICT: R-44 **MAP:** 45 **BLOCK:** 3 **LOT:** 32

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:

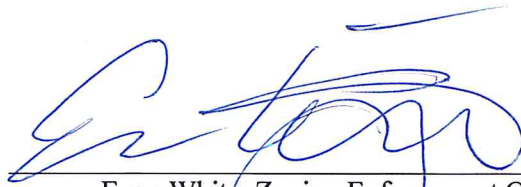
Sections:

- 3.2.5-Minimum Lot Area & Frontage (A+B)
- 3.2.6-Minimum Building and Structure Setbacks (A+B+C)
- 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.

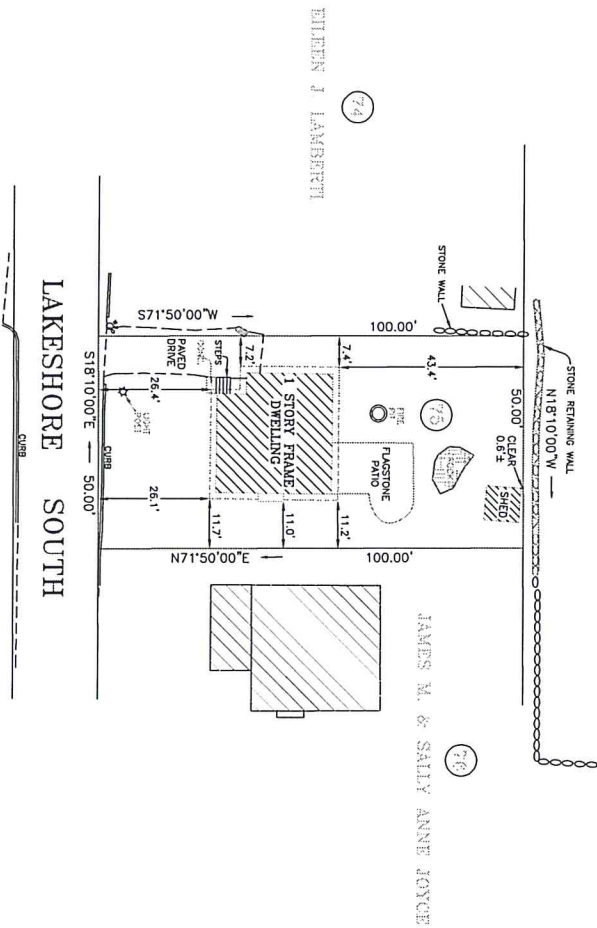
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

JANET S. & MICHAEL STOLLER, TRUSTEES

(24)



JAMES M. & SALLY ANNE JONCE

(26)

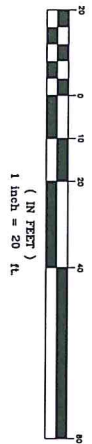
LAKESHORE SOUTH

ZONING LOCATION SURVEY
 PREPARED FOR
 JOAN DAPOLLITE

#6 LAKE SHORE SOUTH NEW FAIRFIELD, CONNECTICUT
 SCALE: 1" = 20'
 NOVEMBER 2, 2019

AREA = 5,000 SQ. FT. = 0.115 AC.

GRAPHIC SCALE



NOTES

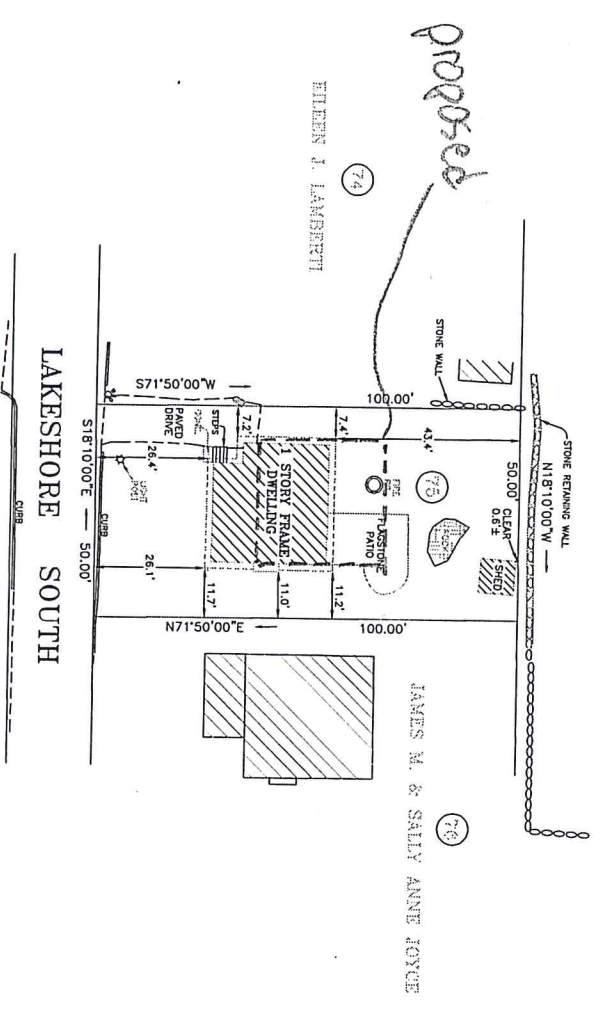
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFER TO VOL. 302 PG. 391 NEW FAIRFIELD LAND RECORDS.
3. REFER TO MAPS #100 & #105 NEW FAIRFIELD LAND RECORDS.
4. PROPERTY LOCATED IN ZONE 1.
 MINIMUM BUILDING SETBACKS:
 FRONT YARD - 40'
 SIDE YARD - 20'
 REAR YARD - 50'
5. BUILDING COVERAGE: 16.7%
6. IMPERVIOUS COVERAGE: 28.8%

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

CHARLES C. FARNSWORTH L.L.S.
 CONN. REG. #15768
JOHN M. FARNSWORTH & ASSOCIATES
 26 STUART ROAD WEST BRIDGEWATER, CT 06752
 PH: 860-534-1251
 EMAIL - charlesfarnsworth@charfarn.net

JANET S. & MICHAEL STOLLER, TRUSTEES

Front 39.4
Rear 30.4



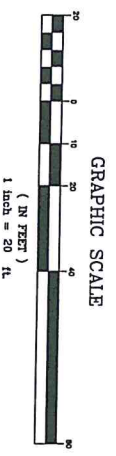
LAKESHORE SOUTH

ZONING LOCATION SURVEY
PREPARED FOR
JOAN DAPOLLITE

#9 LAKESHORE SOUTH NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 20'
NOVEMBER 2, 2019
AREA = 5,000 SQ. FT. = 0.115 AC.

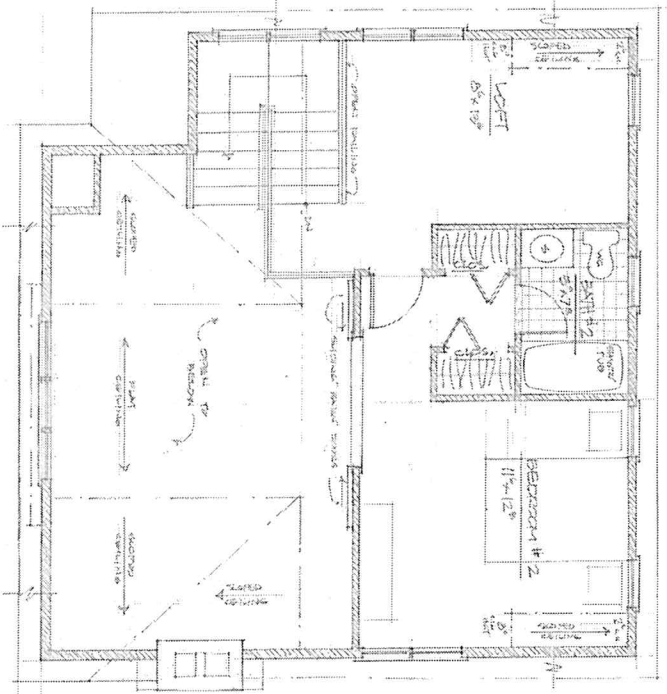
- NOTES
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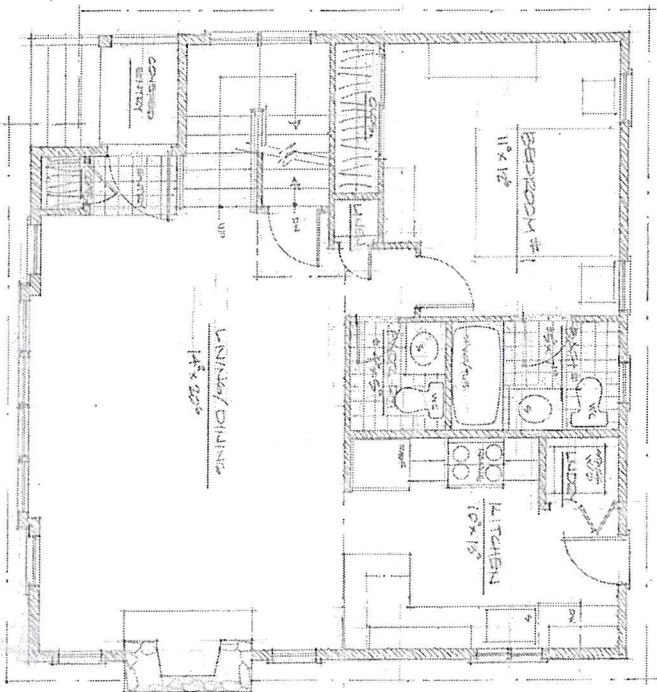
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CHARLES C. FARNSWORTH L.L.S.
CONN. REG. #15768

JOHN M. FARNSWORTH & ASSOCIATES
26 STUART ROAD WEST BRIDGEWATER, CT 06752
PH: 860-554-1251
EMAIL - charlefarnsworth@chohernet



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



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

FIRST FLOOR 791
SECOND FLOOR 391
TOTAL 1182 SQ. FT.

REV#	DATE	DESCRIPTION
1	11/21/14	ADD PORCH SIGN

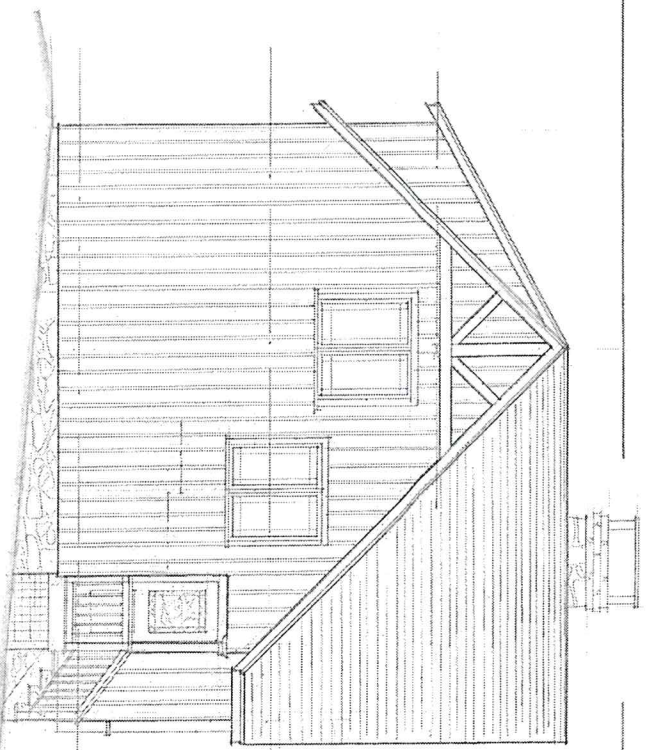
DATE	OCT. 29, 2014
SCALE	1/4" = 1'-0"
PROJECT, NO.	1415

PRELIMINARY
FIRST & SECOND FLOOR PLANS

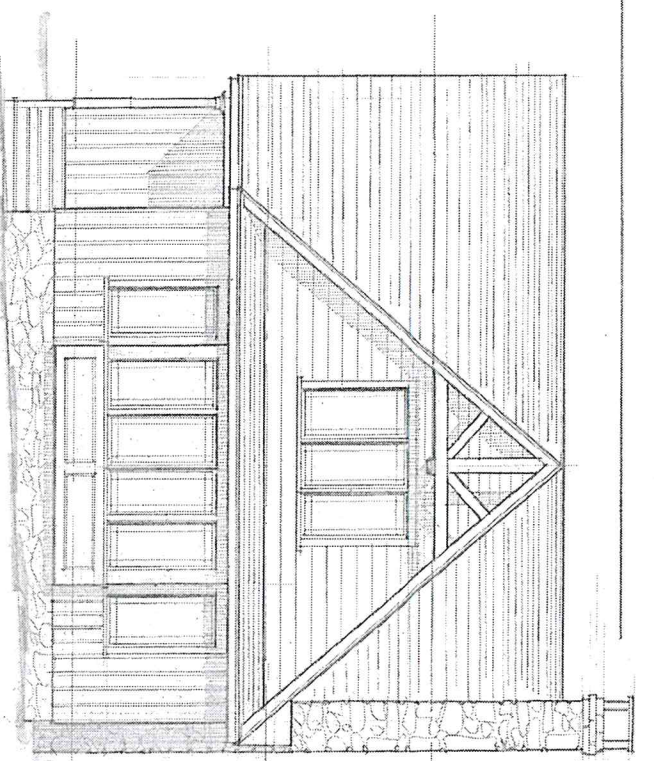
John P. McGuirk, Architect
18 Edwards Drive, Oxford, Connecticut
203-828-8495 203-470-2864

DARROLTE RESIDENCE
6 LAKE SHORE DRIVE SOUTH
NEW FAIRFIELD, CONNECTICUT

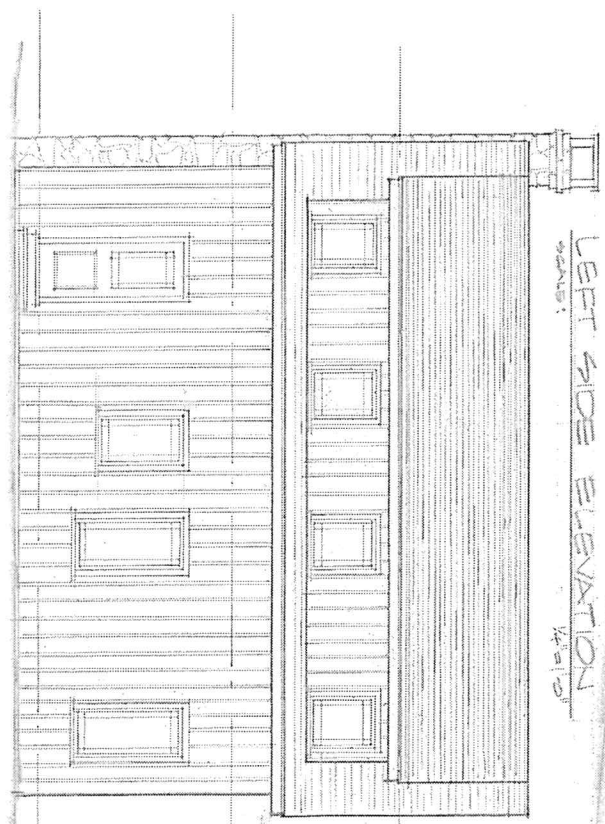
POI



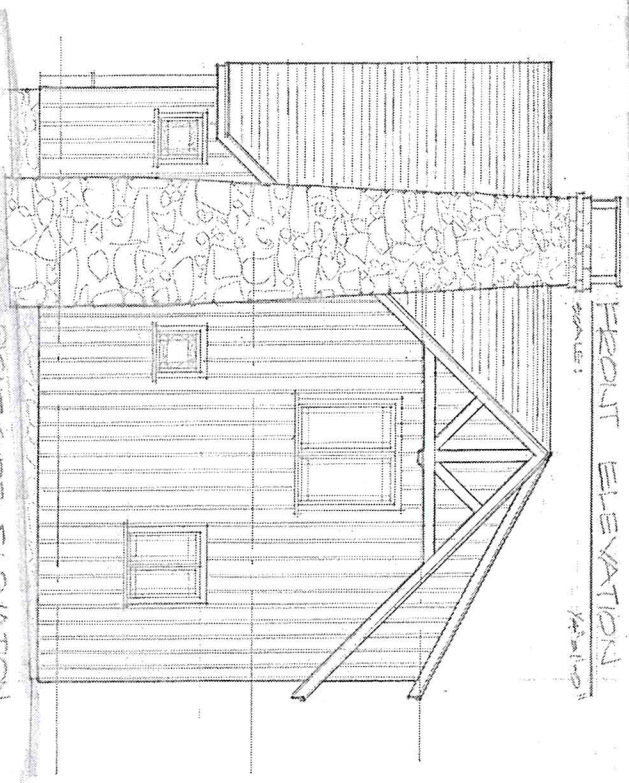
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

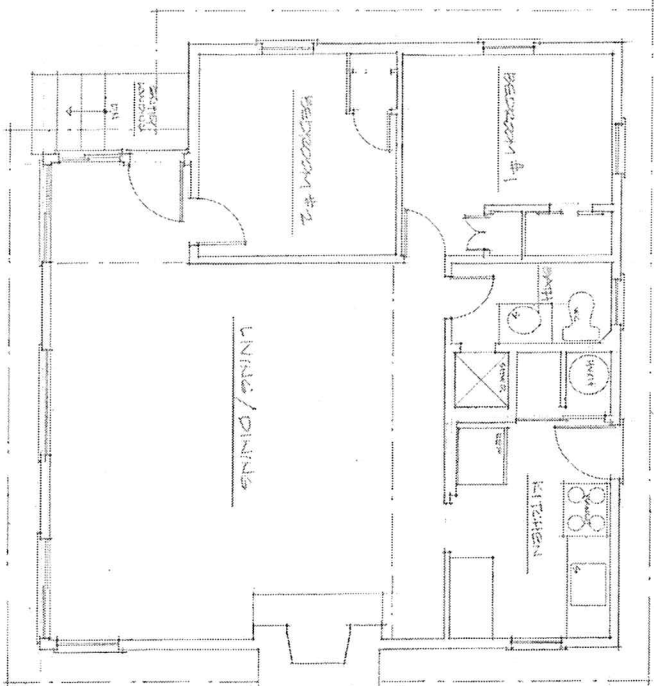
REV#	DATE	REVISION	DATE
1	4/27/19	ADD P.C. WINDOW	10/29/2019
			SCALE: 1/4" = 1'-0"
			PROJ. NO. 1715

PRELIMINARY
ELEVATIONS

John P. McGuirk, Architect
18 Edwards Drive, Oxford, Connecticut
203-828-6495

DAPOLITE RESIDENCE
6 LAKE SHORE DRIVE SOUTH
NEW FAIRFIELD, CONNECTICUT

P02



EXISTING CONDITIONS
 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

134 S.F.

REVISED DATE	DESCRIPTION	DATE	BY
		OCT 29 2019	JP
		FROM REV.	1915
EXISTING CONDITIONS FIRST FLOOR PLAN		John P. McGuirk, Architect 18 Edwards Drive, Oxford, Connecticut 203-828-6495	
DARPOLTE RESIDENCE GLAKE SHORE DRIVE SOUTH NEW FAIRFIELD, CONNECTICUT		BCO	

1915