

APPLICATION OR APEAL#: 13-21

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 Ellwell Rd.
New Fairfield, CT Phone#: 203 648-0375
Email: carencarpenter@gmail.com

2) Premises located at: 18 Lake Shore Drive North on the (N S E W) side of the street
at approx. 0 feet (N S E W) from Claredal Ave (nearest intersecting road).

3) Property Owner Name: Winston and Teresa Wohr
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 1470 Block No.: 2 Lot No.: 3

5) Zone in which property is located: RAA Area of Lot: .239 acres

6) Dimensions of Lot: Frontage: 105' Average Depth: 90'

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 rear room. Also requesting to raise the existing second story ridge 3' higher. Also to build a covered deck over the existing one story room in the front of the house. Vertical expansion only.
Hardship: The lot is a pre-existing, non-conforming steep lot.

11) Date of Zoning Commission Denial: March 13, 2021

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

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

Setbacks Requested: Front to: 22.5' to 22.5' Lake Shore North ^{Front} to: 21.9' to 21.9' Claredal Ave
Side to: 8.6' to 8.6' Side to: 58.9' to 58.9'

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: 3/16/21

#3
ZONING BOARD OF APPEALS
APR 15 2021

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: Winston & Tersa Wohr

PROPERTY ADDRESS: 18 Lakeshore Drive North

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 MAP: 40 BLOCK: 2 LOT: 3

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:

3.2.5-Minimum Lot Area and Frontage (A)

3.2.6-Minimum Building & Structure Setbacks (A+B)

3.2.11—Minimum Lot Dimensions

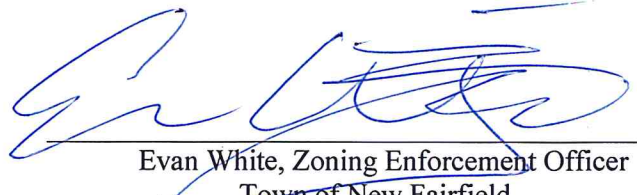
7.1.1.2-Improved Lots Not in a Validated or Approved Subdivision

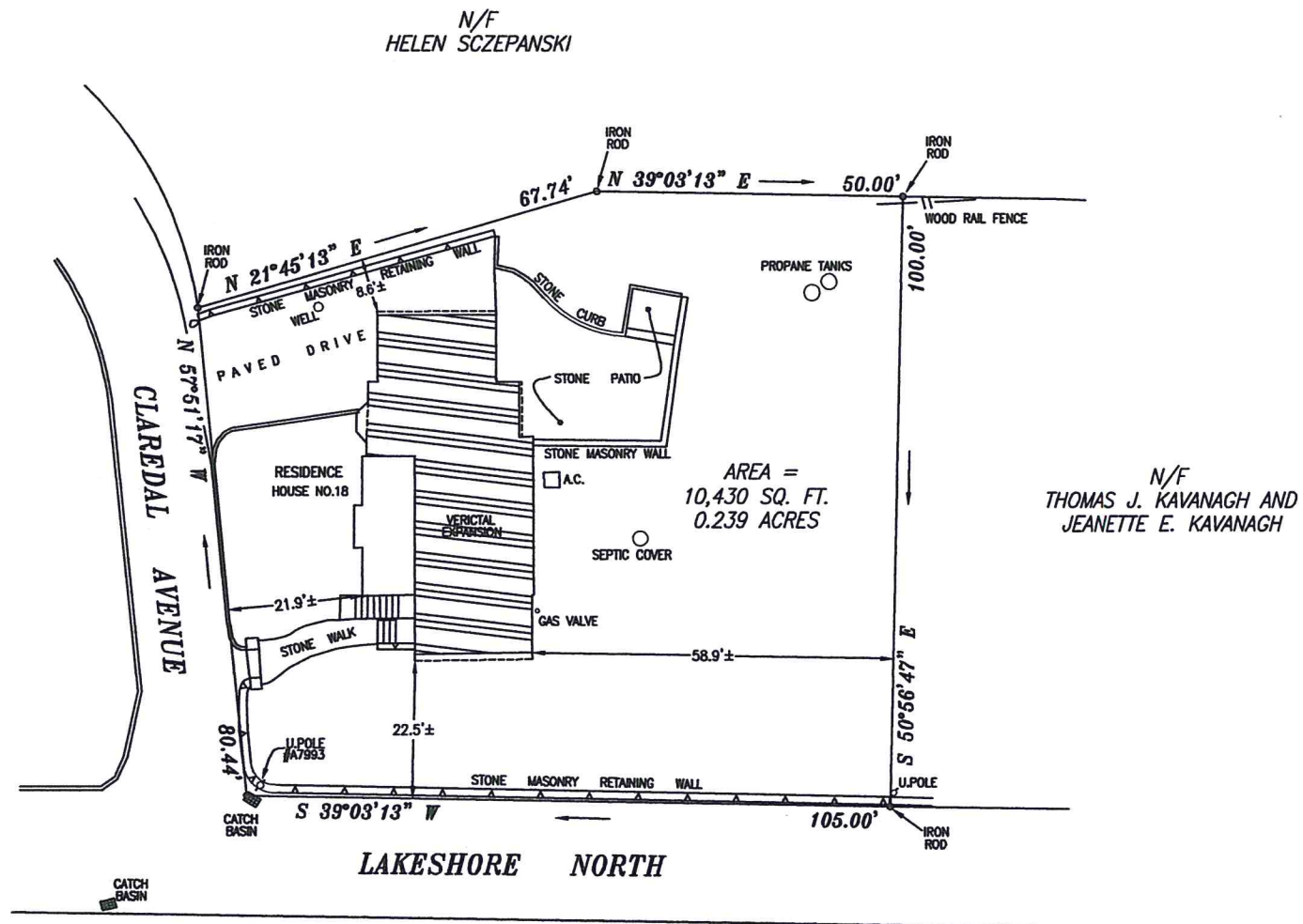
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building or Structures (A+B+E)

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



PROPERTY SURVEY

PREPARED FOR

WINSTON T. AND TERESA WOHR

18 LAKESHORE NORTH

TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.

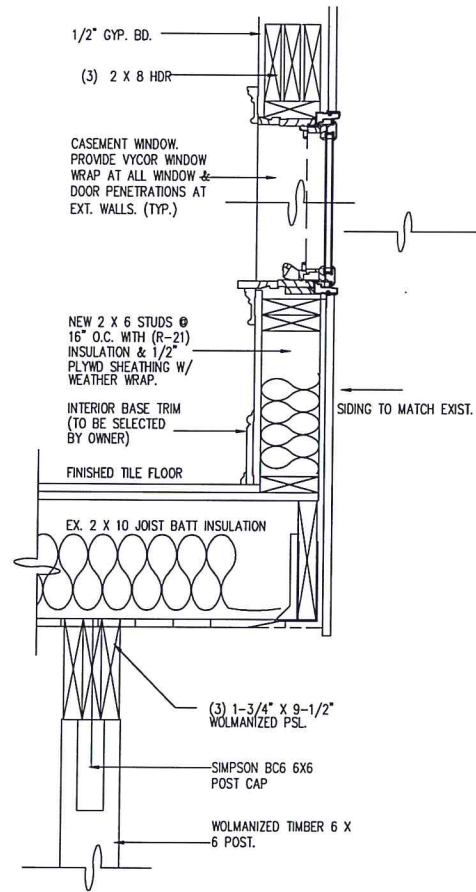
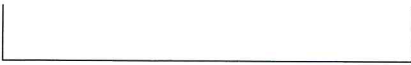
OCT. 19, 2019

SCALE: 1" = 20'

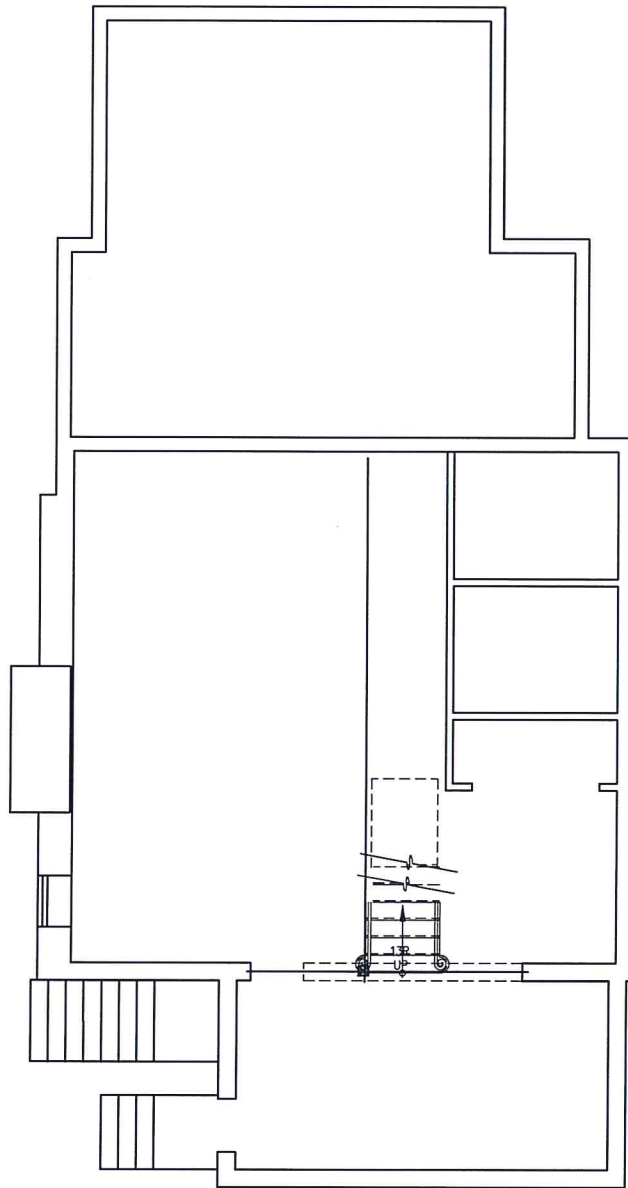
REVISED MAR. 16, 2021 TO SHOW OFFSET DIMENSIONS TO ROOF OVERHANG

PRODUCED BY AN AUTODESK STUDENT VERSION

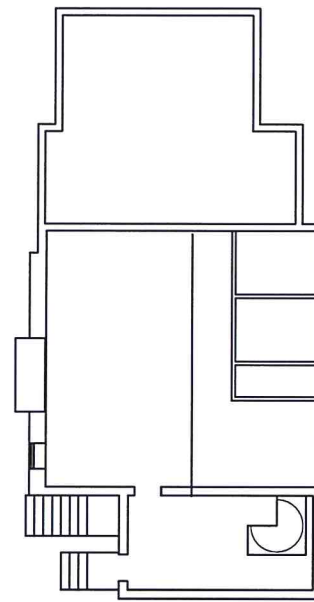
PRODUCED BY AN AUTODESK STUDENT VERSION



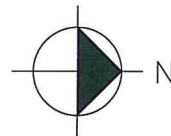
2 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"




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

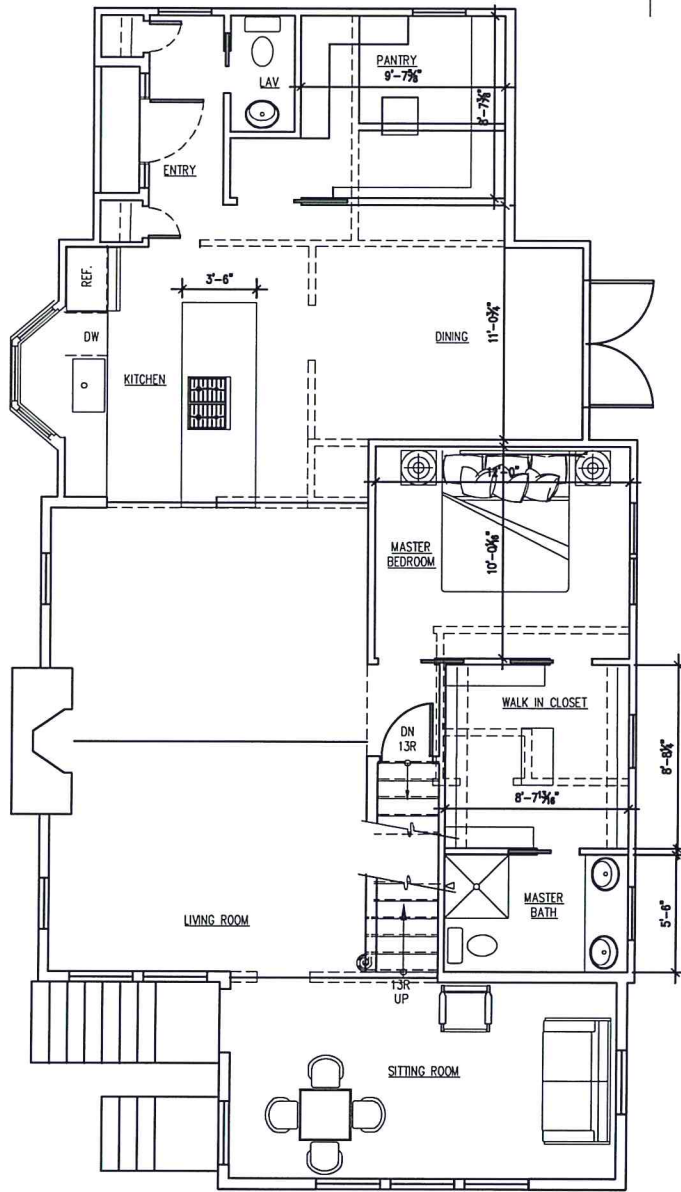
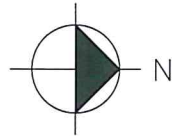


EXISTING BASMENT PLAN
SCALE: 1/8" = 1'-0"



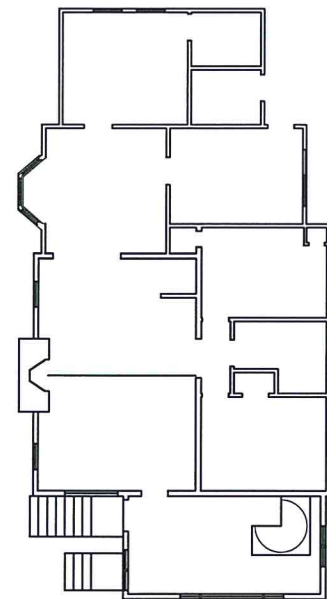
FILE NAME:
PLOT SCALE:

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MR. AND MRS. WINSTON WOHR 18 LAKESHORE DRIVE NORTH, NEW FAIRFIELD, CT 06812		
			DRAWN BY: CCC CHECKED BY: CCC DRAWING NO.: <div style="font-size: 2em; font-weight: bold;">A-1</div>
		BASMENT PLAN & DETAILS SCALE: AS NOTED	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com



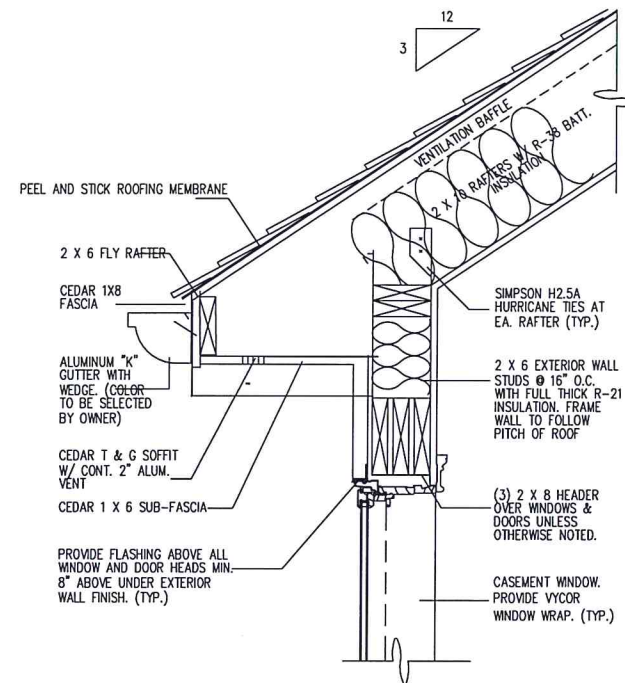
PROPOSED FIRST FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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



SOFFIT DETAIL

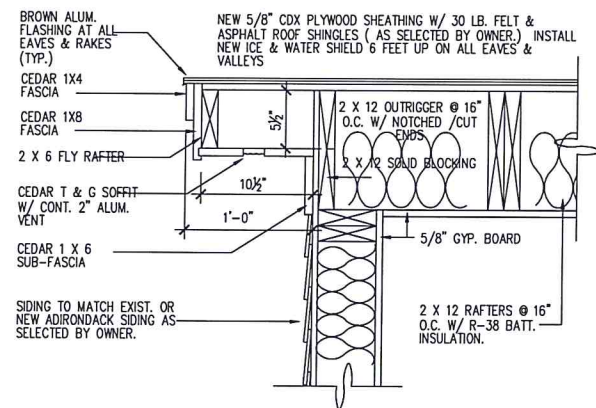
SCALE: 1/2" = 1'-0"

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MR. AND MRS. WINSTON WOHR 18 LAKESHORE DRIVE NORTH, NEW FAIRFIELD, CT 06812		
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		DRAWN BY: CCC CHECKED BY: CCC DRAWING NO.: <div style="font-size: 2em; font-weight: bold;">A-2</div>

PRODUCED BY AN AUTODESK STUDENT VERSION

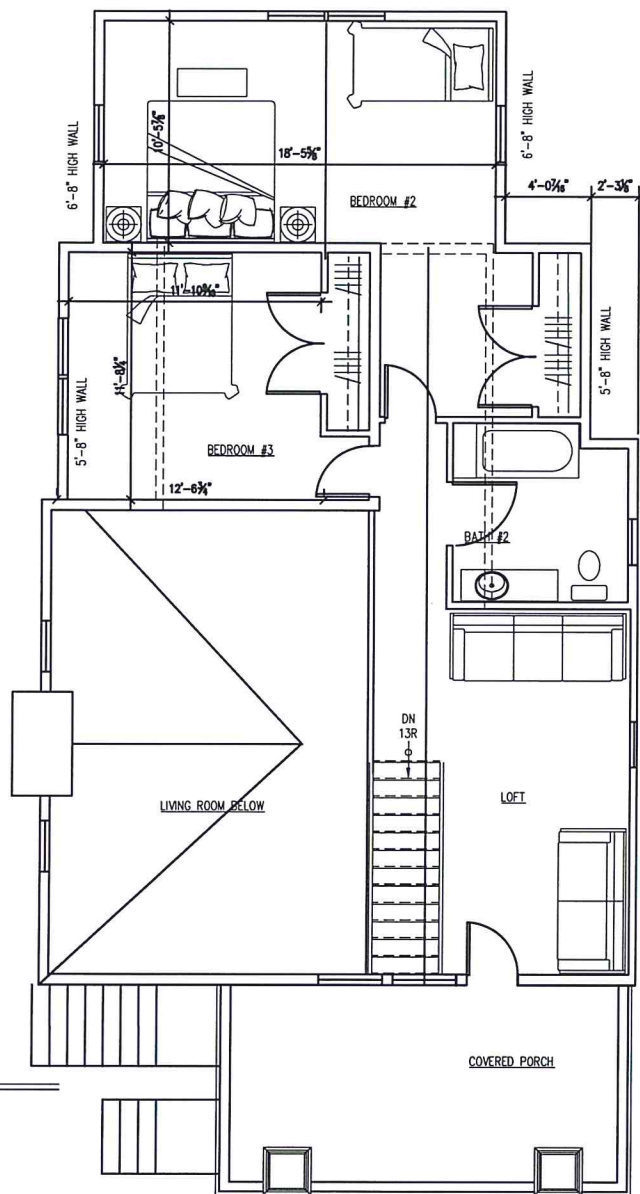
PRODUCED BY AN AUTODESK STUDENT VERSION

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

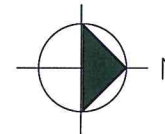
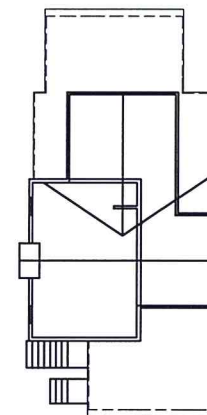


2 TYPICAL RAKE DETAIL
SCALE: 1-1/2" = 1'-0"

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



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



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

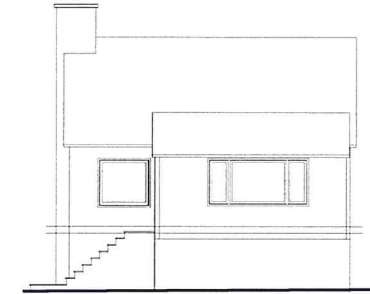
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	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	ROOF PLAN & DETAILS SCALE: AS NOTED	DRAWN BY: NED & CCC CHECKED BY: CCC
			DRAWING NO.: A-3

4 SIMPSON LSTA COIL STRAP DETAIL
SCALE: NOT TO SCALE

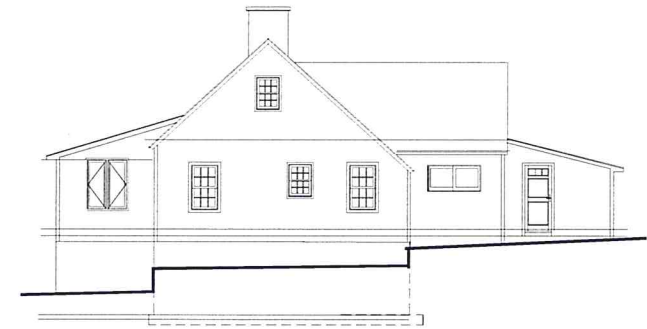
FILE NAME:
PLOT SCALE:



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



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



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

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



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

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

FILE NAME:
PLOT SCALE:

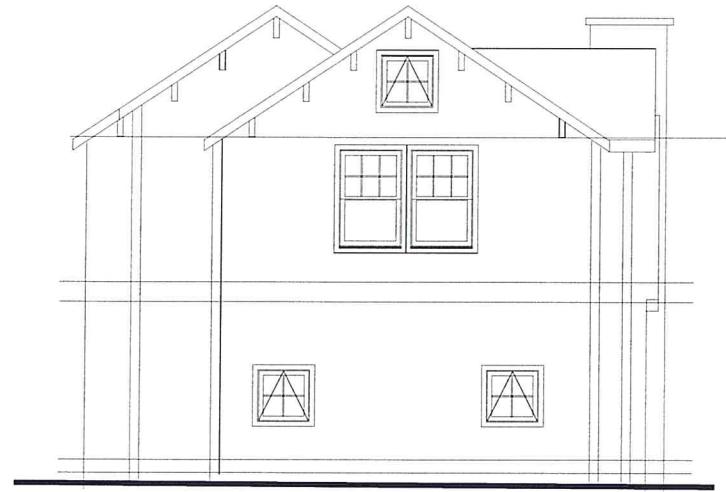
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MR. AND MRS. WINSTON WOHR 18 LAKESHORE DRIVE NORTH, NEW FAIRFIELD, CT 06812	
	EXTERIOR ELEVATIONS & DECK DETAILS SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, NY 06812 TEL: (203) 644-8375 EMAIL: carencarpenter@gmail.com	DRAWING NO.: A-4



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




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




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



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

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	 CAREN CARPENTER ARCHITECT	EXTERIOR ELEVATIONS & DOOR & WINDOW SCHEDULES SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
		CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	DRAWING NO. A-5

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

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: MR. AND MRS. WINSTON WOHR 18 LAKESHORE DRIVE NORTH, NEW FAIRFIELD, CT 06812		
_____ _____ _____ _____ _____ _____		BUILDING SECTION SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		DRAWING NO.: <p style="font-size: 2em; margin: 0;">A-5</p>	