

APPLICATION OR APEAL#: 38-21

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 Route 39 New Fairfield CT 06812 ✓
Phone#: 203 948 9125
Email: mdapolite@charter.net

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 North (nearest intersecting road).

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) 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? YES

If so, give dates and application numbers: 5/20/21 # 22-21

10) Proposal for which variance is requested: TO take down existing house and construct a new house with the same footprint

Hardship: Preexisting, non conforming narrow shallow lot

11) Date of Zoning Commission Denial: August 24, 2021

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

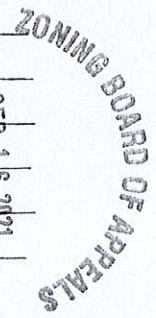
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 40' to 41' 2" Rear to: 50' to 28' 6"
Side to: 20' to 7.2' Side to: 20' to 11.0'

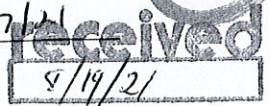
13) Use to be made of property if variance is granted: Primary Residence

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: 8/17/21



PROPOSAL



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: August 24, 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:

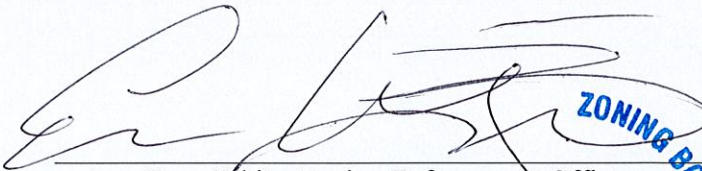
Sections:

- 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)

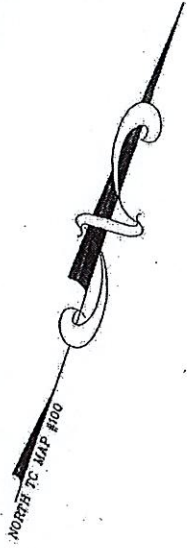
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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.

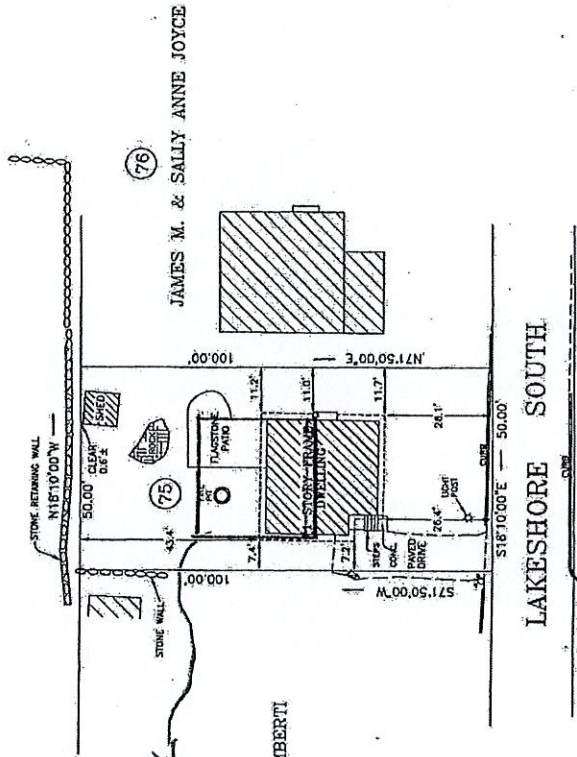

Evan White, Zoning Enforcement Officer
Town of New Fairfield

PROPOSAL
SEP 16 2021
ZONING BOARD OF APPEALS



JANET S. & MICHAEL STOLLER, TRUSTEES

(91)



Front 41'2" Proposed
Rear 28'6"

(74)

EILEEN J. LAMBERTI

(76)

JAMES M. & SALLY ANNE JOYCE

ZONING LOCATION SURVEY

PREPARED FOR

JOAN DAPOLITE

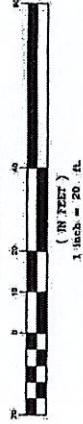
#6 LAKESHORE SOUTH NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 20'

NOVEMBER 2, 2019

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

GRAPHIC SCALE

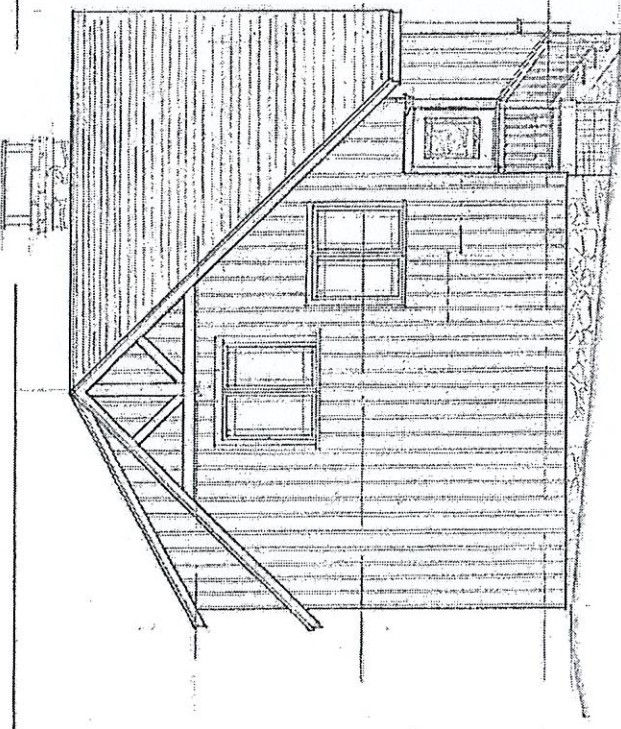


NOTES

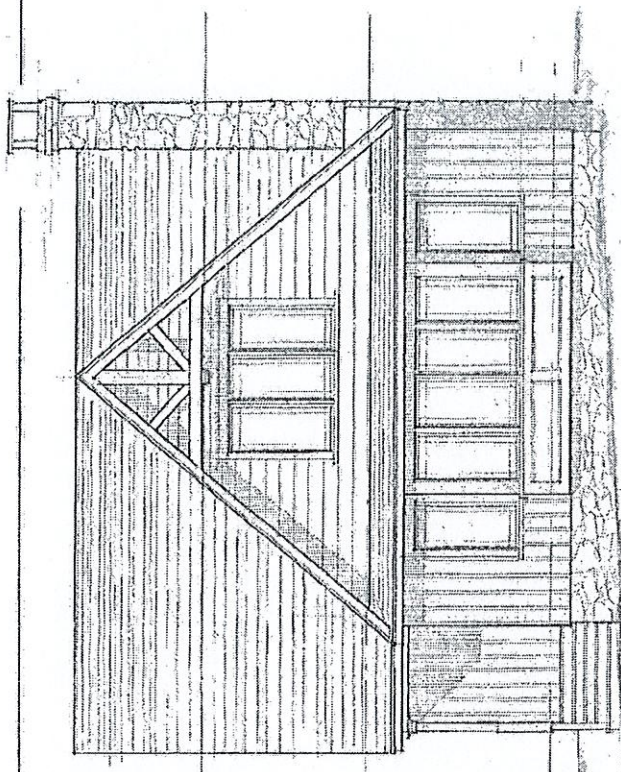
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200b-1 THRU 20-200b-4 OF THE REGULATION OF SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFER TO VOL. 302 PG. 381 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.

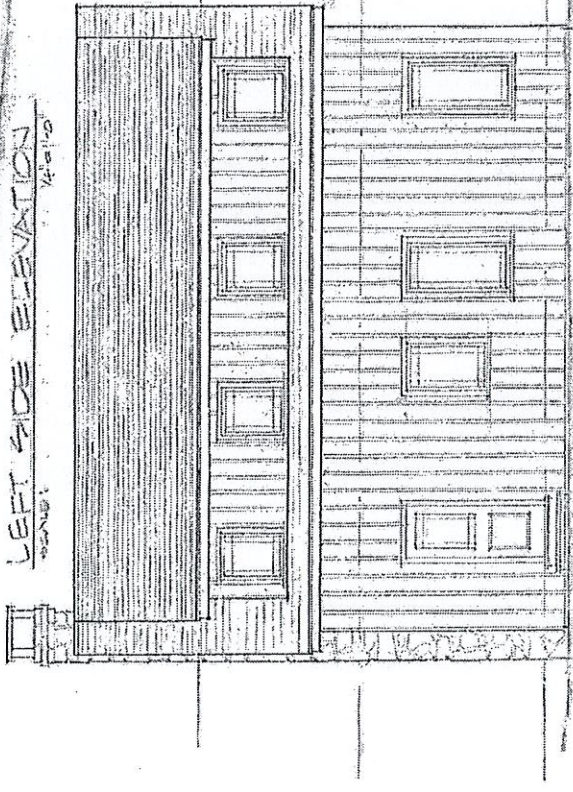
CHARLES C. FARNSWORTH L.L.S.
CONN. REG. #15788
JOHN M. FARNSWORTH & ASSOCIATES
25 STUART ROAD WEST BRIDGEWATER, CT 06752
PH: 860-354-1251
EMAIL - charles@farnsworthlls.com



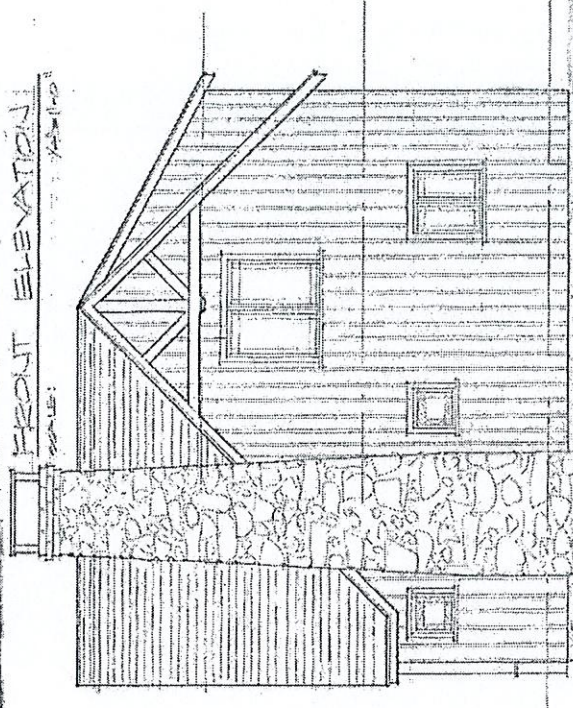
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

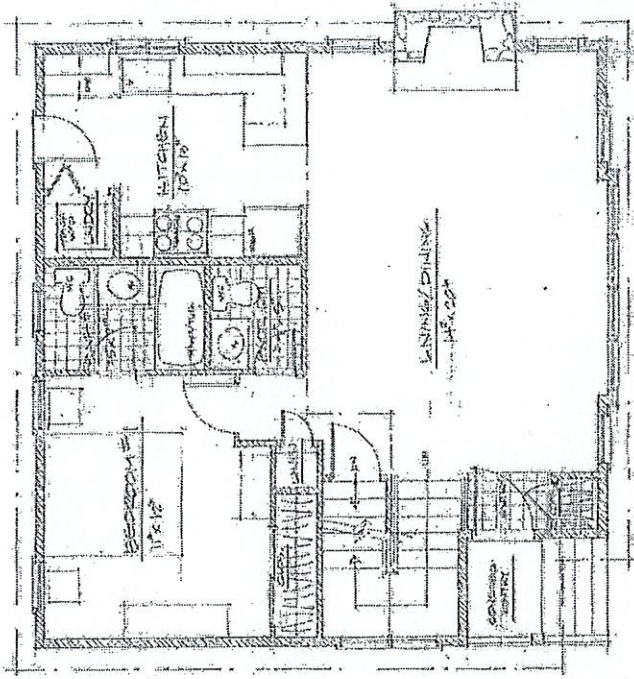


REAR ELEVATION
SCALE: 1/4" = 1'-0"

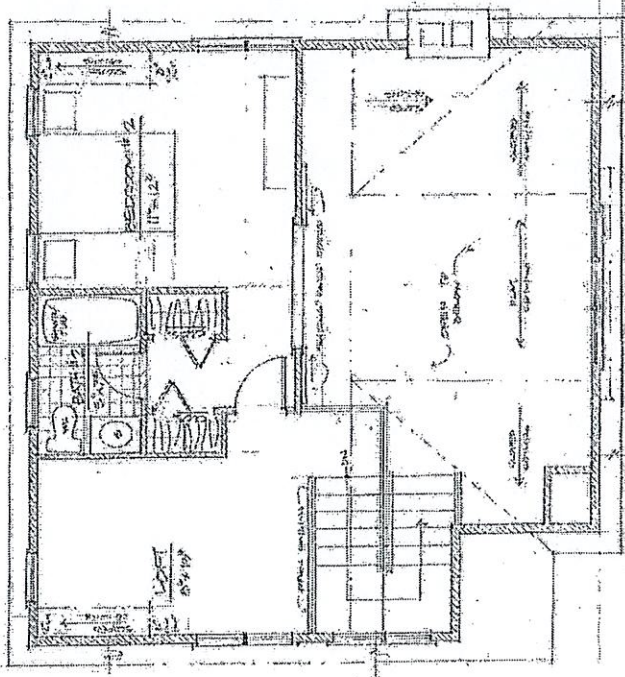


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REV #	DATE	REVISION	DATE	PRELIMINARY ELEVATIONS	DAPOLITE RESIDENCE 6 LAKE SHORE DRANE SOUTH NEW FAIRFIELD, CONNECTICUT	P.02
1	10/29/2019	ISSUE	10/29/2019	John P. McGuirk, Architect 18 Edwards Drive, Oxford, Connecticut 203-828-6495		



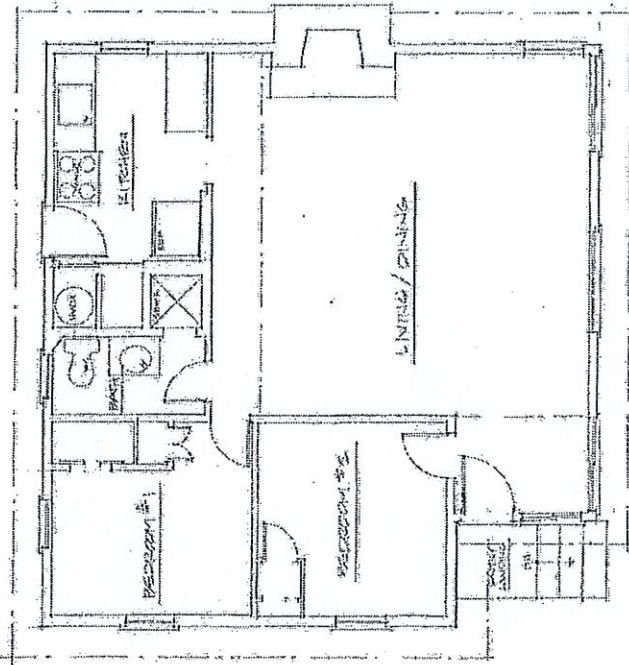
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR 191
SECOND FLOOR 246
TOTAL 437 sq

DATE OCT. 24, 2014 SCALE 1/8" = 1'-0" PROJECT NO. 1415	PRELIMINARY FIRST & SECOND FLOOR PLANS		DAPOLITE RESIDENCE 6 LAKE SHORE DRIVE SOUTH NEW FAIRFIELD, CONNECTICUT
	John P. McGuirk, Architect 18 Edwards Drive, Oxford, Connecticut 203-828-6495 203-470-2864		



EXISTING CONDITIONS
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

784 S.E.

DATE	OCT. 29, 2019	EXISTING CONDITIONS FIRST FLOOR PLAN	DAPOLITE RESIDENCE	[Logo]
DRAWN BY	J.P.M.	John P. McGuirk, Architect	GLAKE SHORE DRIVE SOUTH	NEW FAIRFIELD CONNECTICUT
CHECKED BY	J.P.M.	18 Edwards Drive, Oxford, Connecticut	203-828-6495	203-470-2864
SCALE	1/8" = 1'-0"	1915		