

APPLICATION OR APEAL#: 39-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Daniel J. Lamb, Architect for Jesse & Linda Jameson  
Mailing Address: 15 Postwick Place  
New Milford, CT 06776 Phone#: 860-350-2646  
Email: lamb.daniel.j@gmail.com

2) Premises located at: 101 Pine Hill Road on the (N) (S) (E) (W) side of the street  
at approx. Pheasant feet (N S E W) from 1500 ft No (nearest intersecting road).

3) Property Owner Name: Jesse Jameson & Linda Sacquet  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT  Architect

4) Tax Assessor Map No.: 2690 Block No.: Vol 317 pg. 31-32 Lot No.: 2

5) Zone in which property is located: R-88 Area of Lot: 130,682 SQFT. = 3 ACRE

6) Dimensions of Lot: Frontage: 342.51' Average Depth: 478.35'

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: Extention of non conformance vertical by addition of master bedroom c/e vestory approx. 6'0" x 21'0" @ 45.5' off of property line.  
Hardship: Addition to existing non conforming residence

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

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

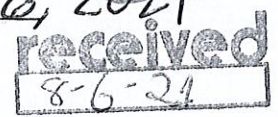
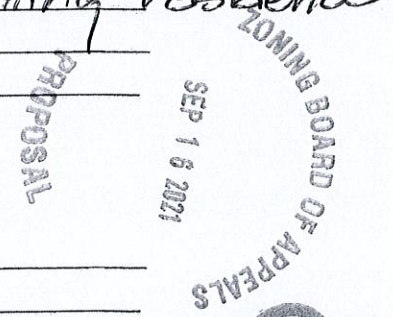
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 45.5' to roof Rear to: N.A.  
Side to: NA. Side to: NA.

13) Use to be made of property if variance is granted: Single family 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: Daniel J Lamb DATE: Aug. 6, 2021





**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** August 24, 2021

**PROPERTY OWNER:** Jesse Jameson & Linda Socquet

**PROPERTY ADDRESS:** 101 Pine Hill Road

**APPLICANT/AGENT:** Daniel J. Lamb (Architect)

**MAILING ADDRESS:** 15 Bostwick Place, New Milford, CT 06776

**ZONING DISTRICT:** R-88 **MAP:** 9 **BLOCK:** 1 **LOT:** 6.2

Please be advised that the applicant would like add a vertical expansion on their existing footprint of the primary dwelling over the existing master bedroom to create a clerestory.

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.1.6-Minimum Building and Structure Setbacks (A)

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

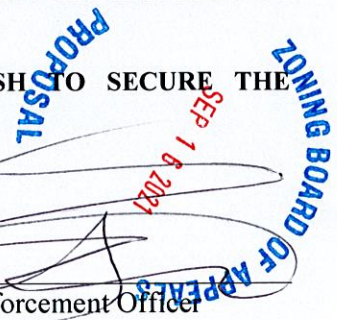
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building or Structures (A+B+E)

**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





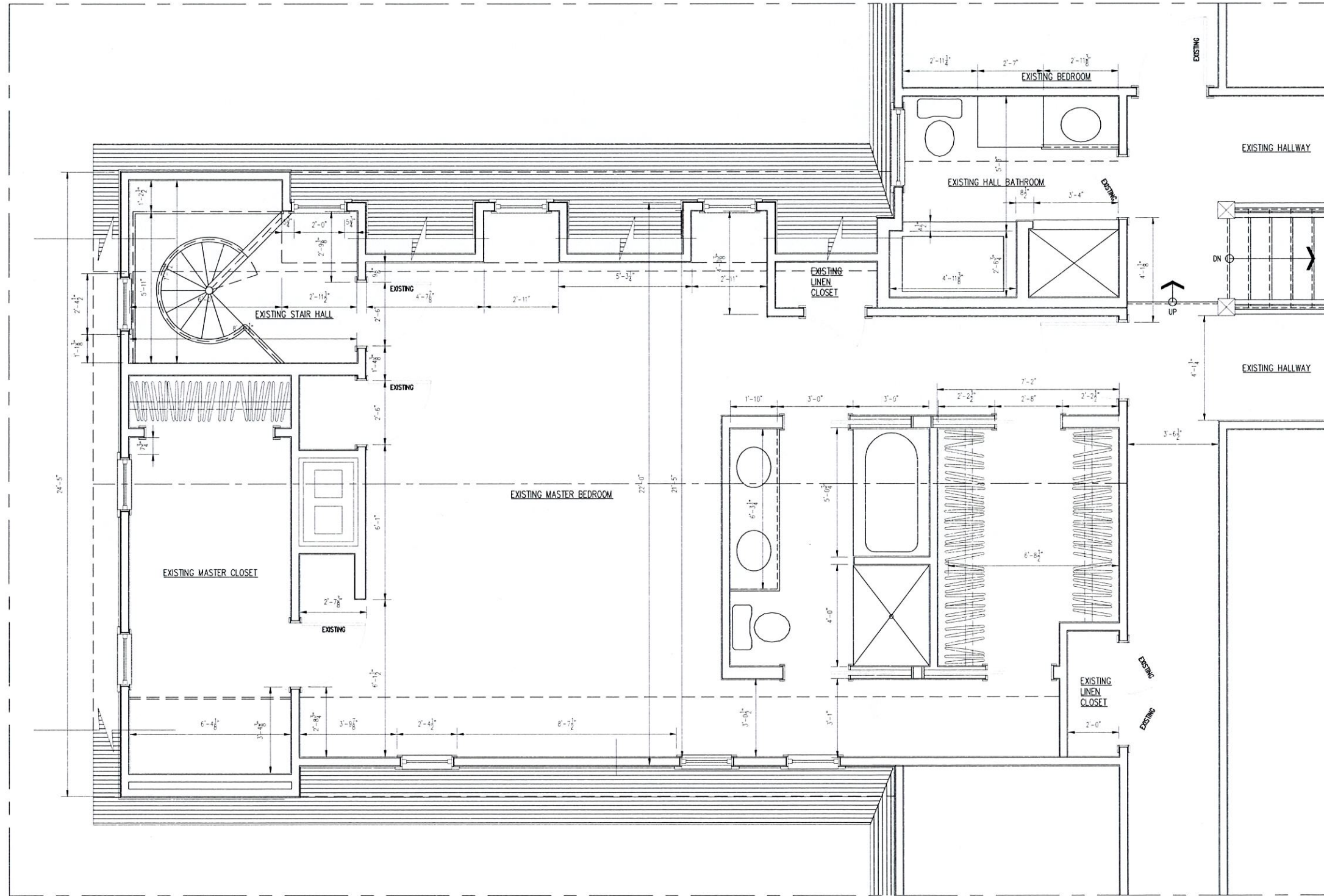
Town of New Fairfield

15011217  
2017  
BORING BOND DE 1566V 1









1 PROPOSED PARTIAL MASTER BEDROOM PLAN  
 EX-1 1/2"=1'-0"

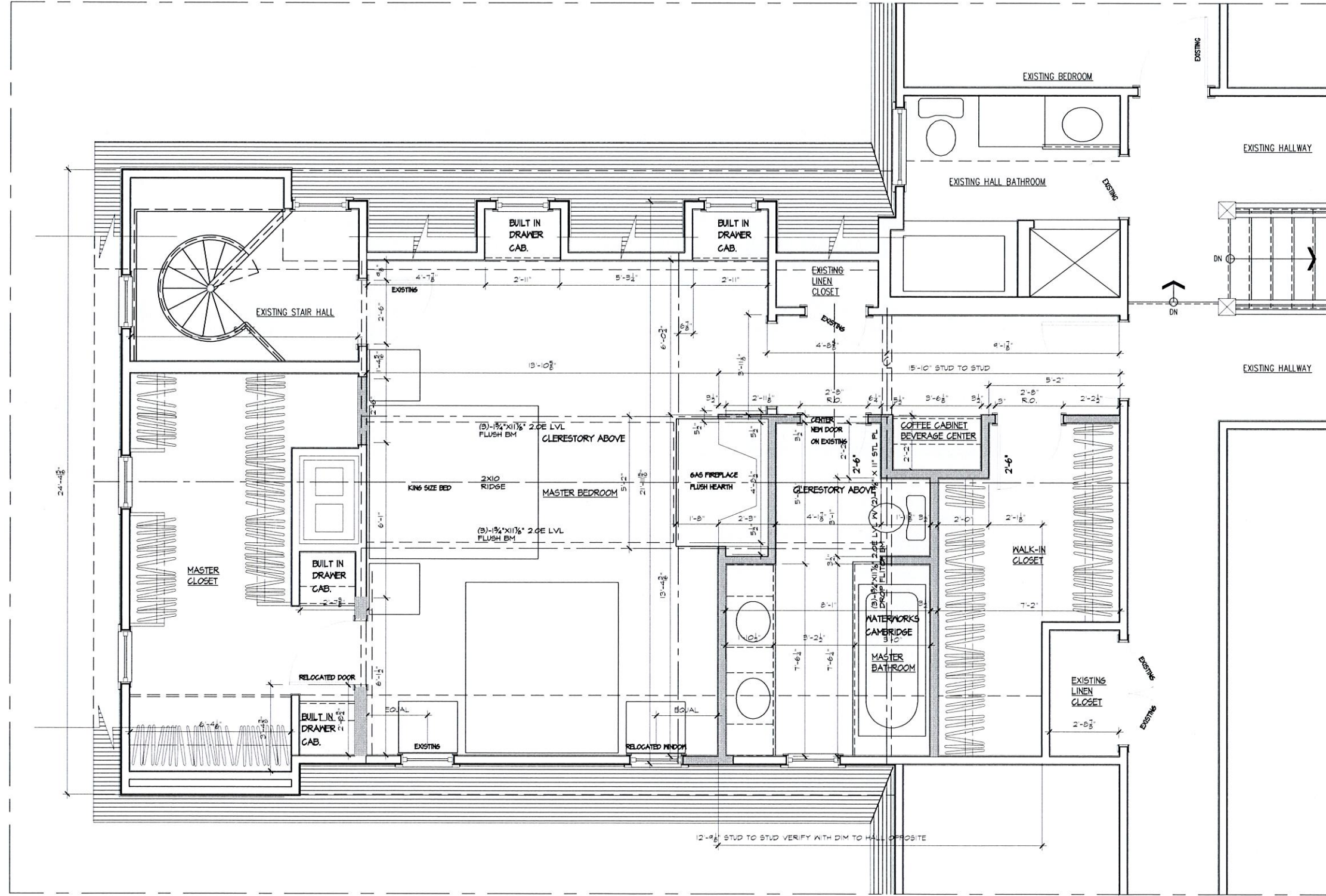
REVISIONS	BY

Daniel J. Lamb AIA, Architect  
 15 Bostwick Place  
 New Milford, Connecticut 06776-3512  
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PROPOSED—MASTER BEDROOM PLAN  
 Alterations and Additions to Residence of:  
 Linda Jameson  
 101 Pine Hill Road  
 New Fairfield, Connecticut 06812

DATE	8/06/2021
SCALE	1/2"=1'-0"
DRAWN	DJL
JOB	
SHEET	EX-1
OF	SHEETS





1  
SK-3 PROPOSED PARTIAL MASTER BEDROOM PLAN B  
1/2" = 1'-0"

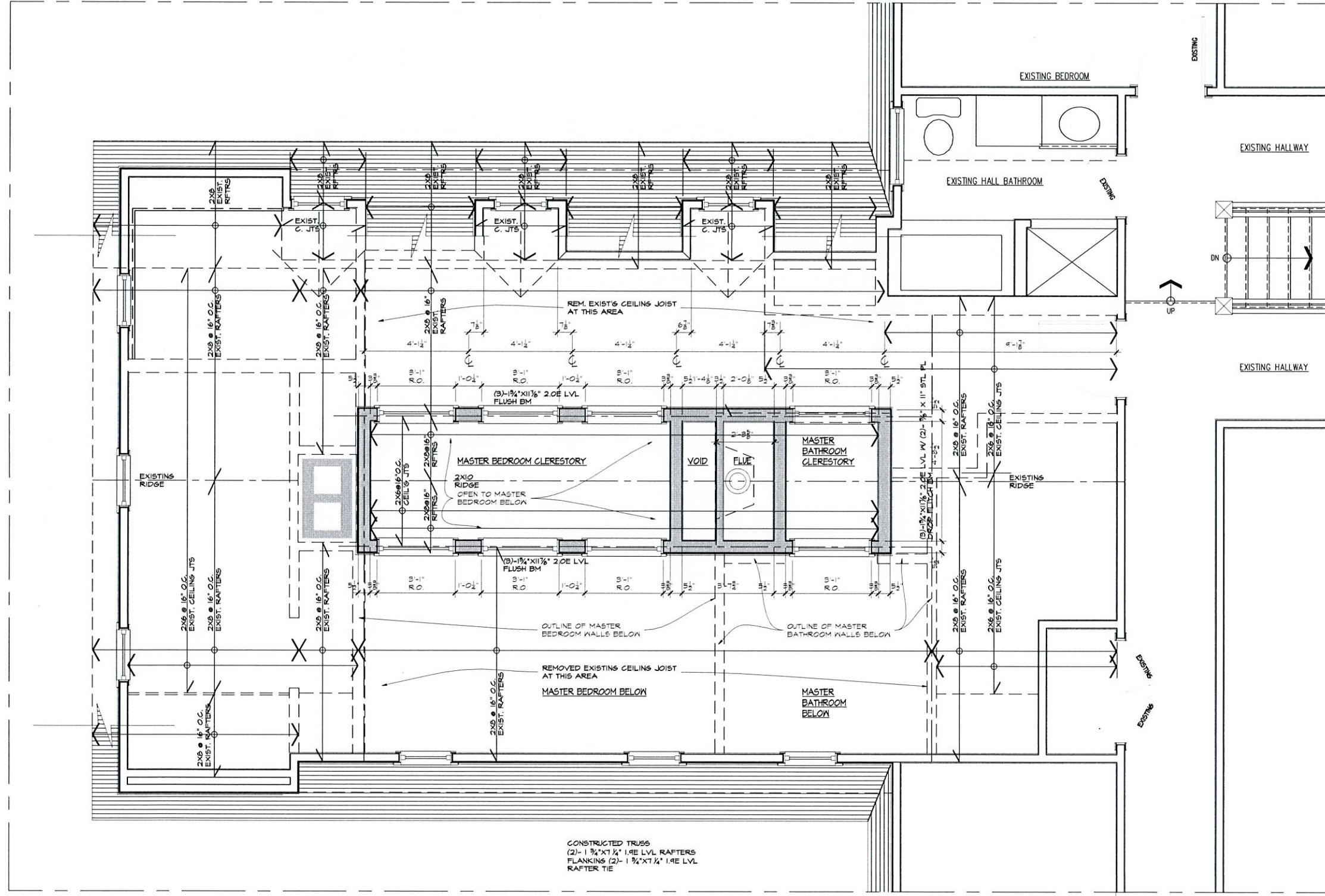
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JOB	
SHEET	A-1
OF	SIXETS





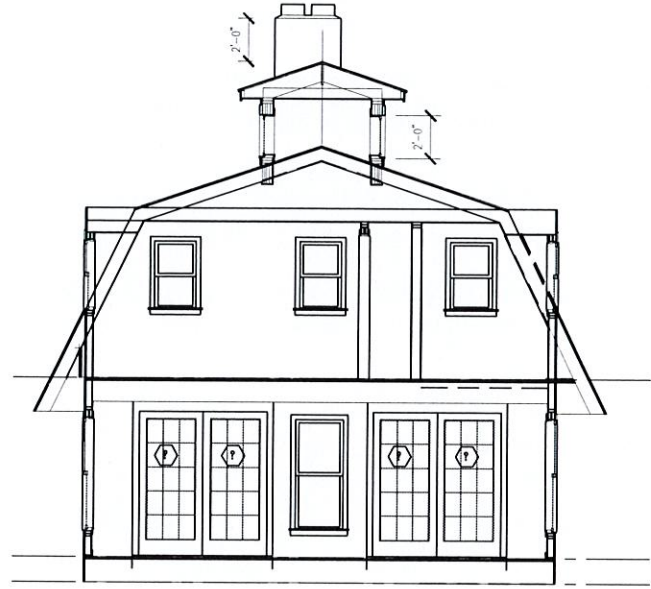
1  
A-2 PROPOSED MASTER BEDROOM CLERESTORY PLAN B  
1/2" = 1'-0"

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SCALE	1/2" = 1'-0"
DRAWN	DJL
JOB	
SHEET	A-2



2 END ELEVATION  
A-3 1/4"=1'-0"



1 STREET ELEVATION  
A-3 1/4"=1'-0"



3 REAR ELEVATION  
A-3 1/4"=1'-0"

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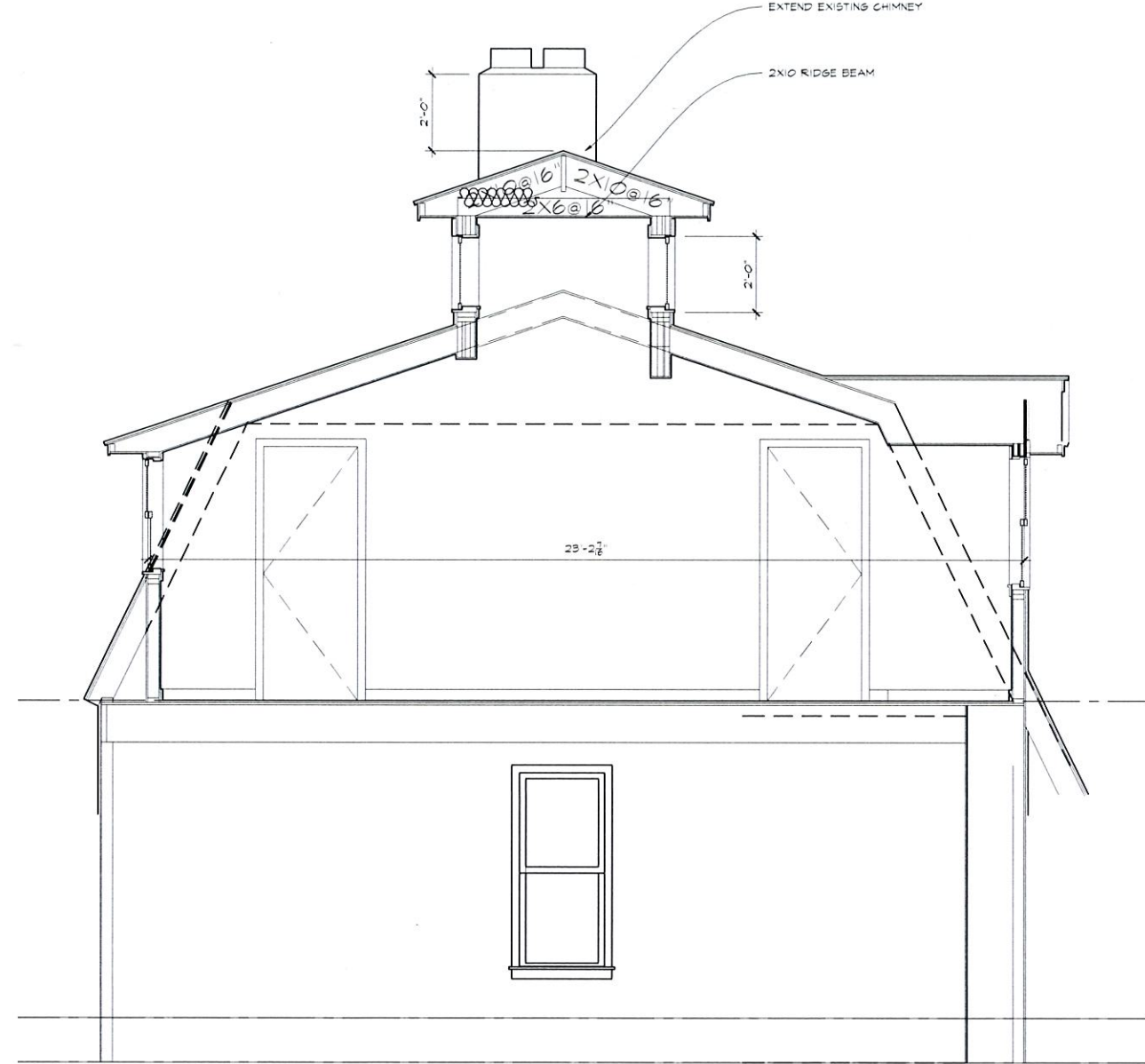
**ELEVATIONS**  
 Alterations and Additions to Residence of:  
 Linda Jameson  
 101 Pine Hill Road  
 New Fairfield, Connecticut 06812

DATE	08/06/2021
SCALE	1/4"=1'-0"
DRAWN	DJL
JOB	
SHEET	<b>A-3</b>
OF	SHEETS





2 CLOSET SECTION  
A-4 1/2"=1'-0"



2 BEDROOM SECTION  
A-4 1/2"=1'-0"

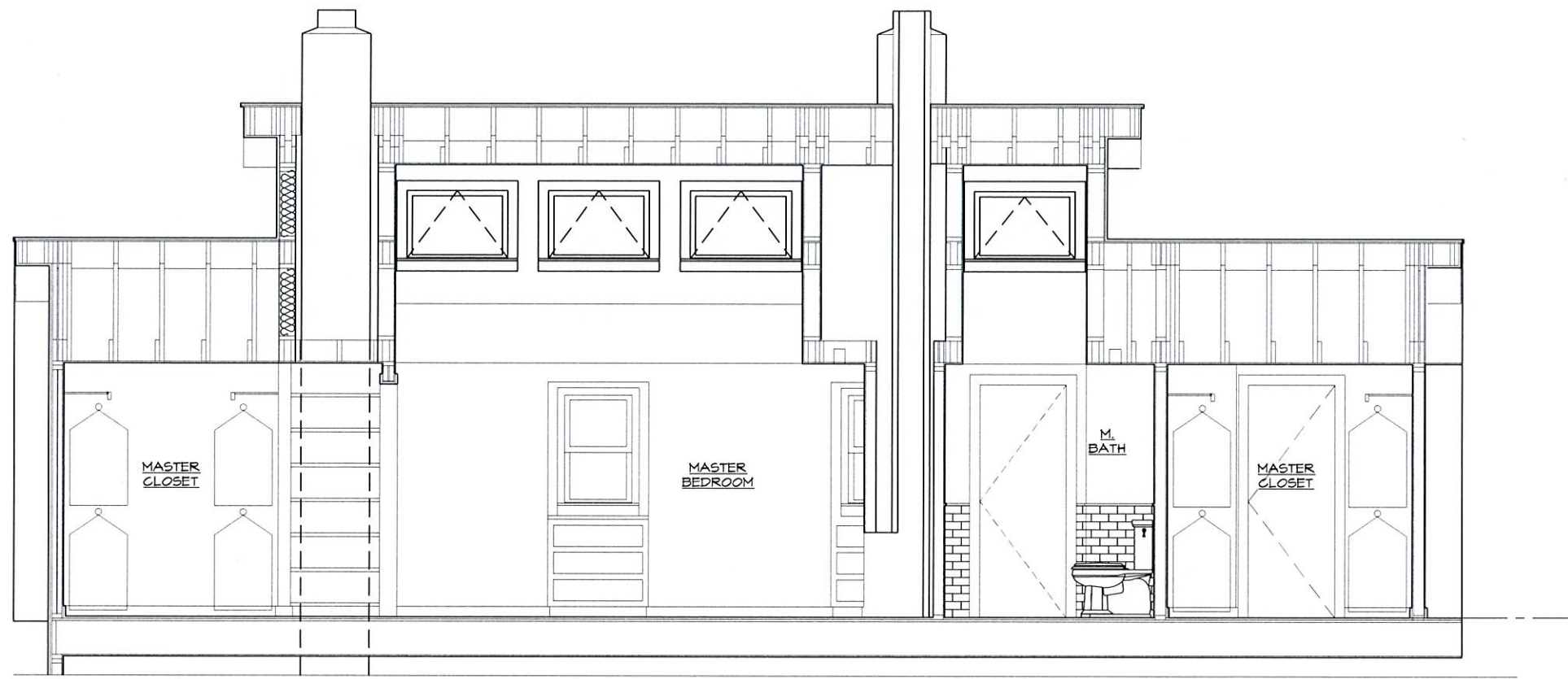
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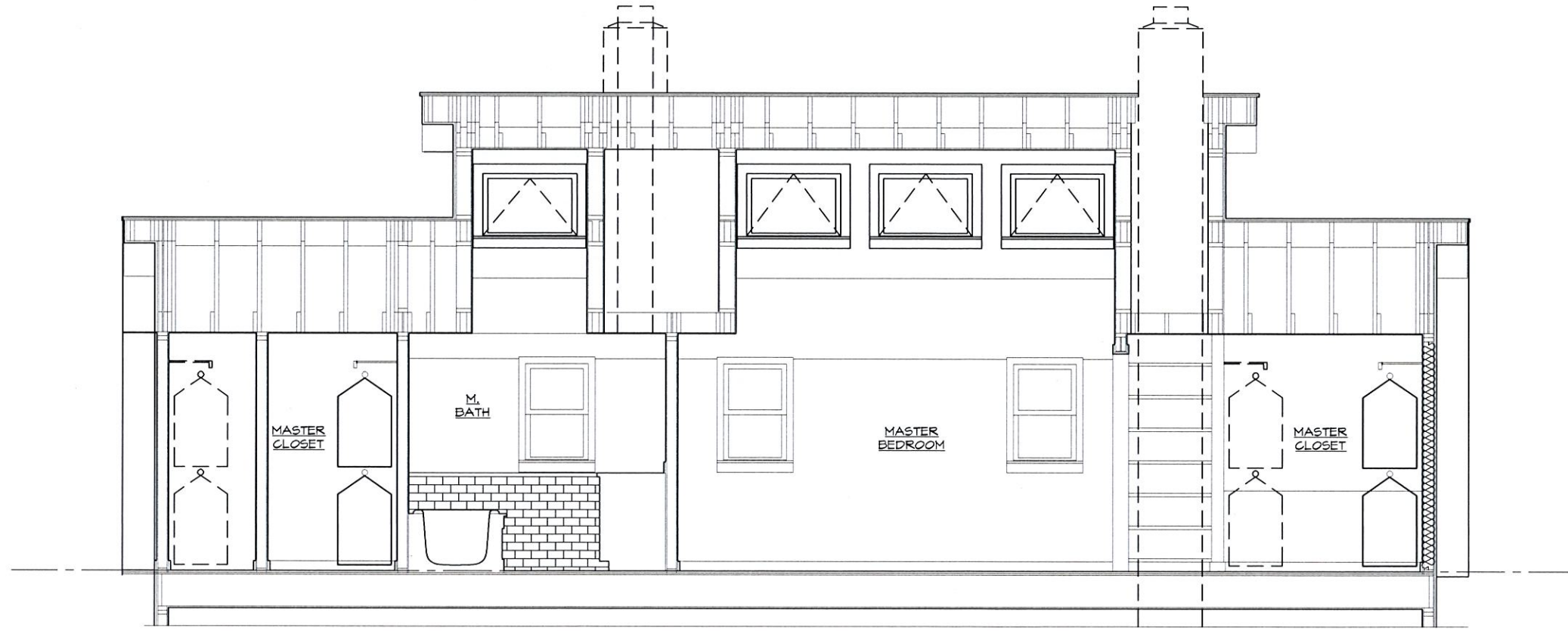
SECTIONS  
 Alterations and Additions to Residence of:  
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DATE 08/06/2021  
 SCALE 1/2"=1'-0"  
 DRAWN DJL  
 JOB  
 SHEET  
**A-4**  
 OF SHEETS





1  
A-5 CROSS SECTION LOOKING TOWARDS THE STREET  
1/2"=1'-0"



1  
A-5 CROSS SECTION LOOKING TOWARDS THE TREE  
1/2"=1'-0"

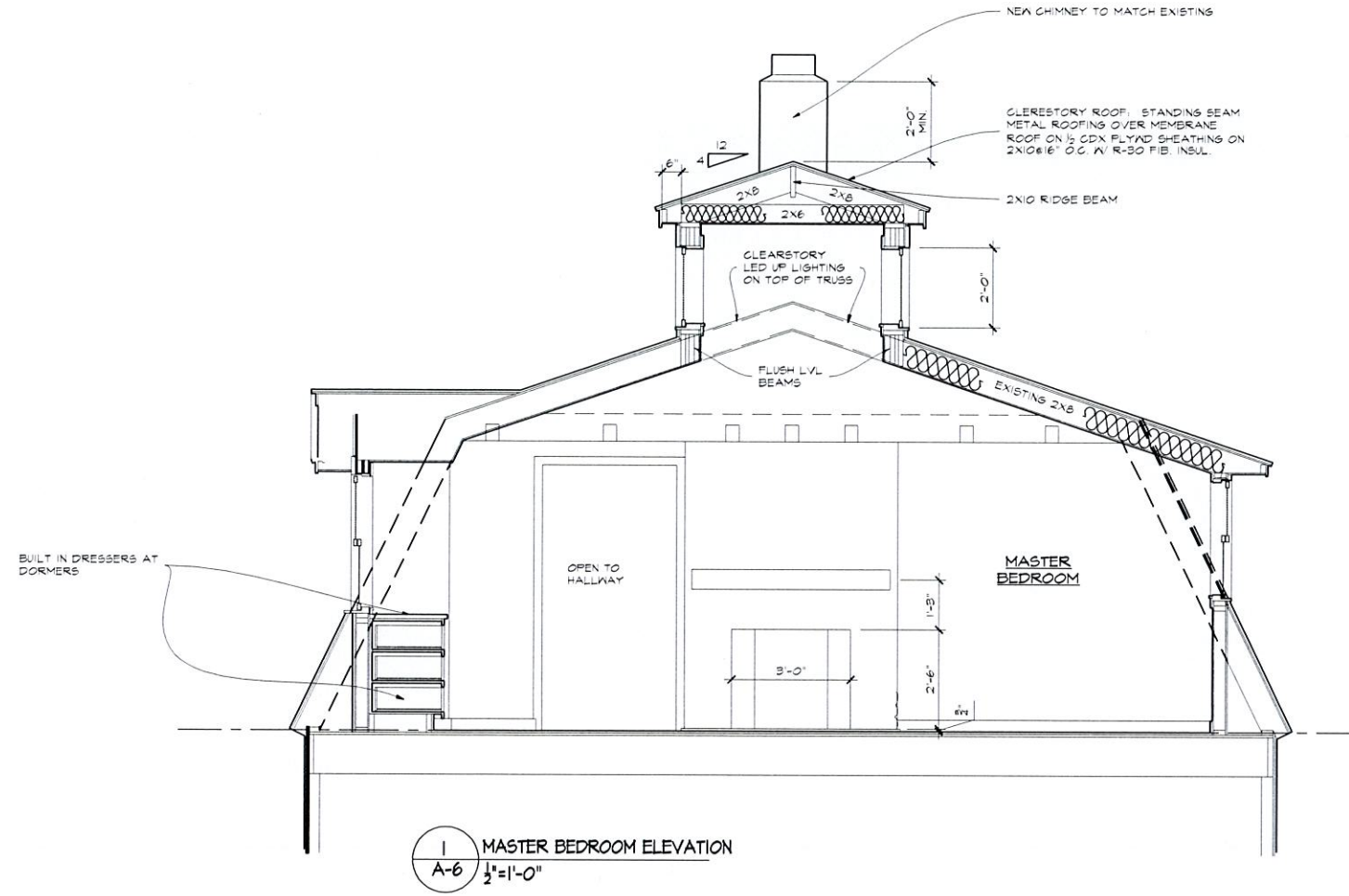
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DATE 08/06/2021  
 SCALE 1/2"=1'-0"  
 DRAWN DJL  
 JOB  
 SHEET  
**A-5**  
 OF SHEETS





1 MASTER BEDROOM ELEVATION  
A-6 1/2"=1'-0"

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MASTER BEDROOM SECTIONS - ELEVATIONS  
 Alterations and Additions to Residence of:  
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 101 Pine Hill Road  
 New Fairfield, Connecticut 06812

DATE	08/06/2021
SCALE	1/2"=1'-0"
DRAWN	DJL
JOB	
SHEET	<b>A-6</b>
OF	SHEETS



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MASTER BATHROOM ELEVATIONS  
 Alterations and Additions to Residence of:  
 Linda Jameson  
 101 Pine Hill Road  
 New Fairfield, Connecticut 06812

DATE 08/06/2021  
 SCALE 1/2"=1'-0"  
 DRAWN DJL  
 JOB  
 SHEET  
**MB-1**  
 OF SHEETS

