

APPLICATION OR APEAL#: 33-21

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

2) Premises located at: 7 Lake Drive North on the (N S E  W) side of the street  
at approx. 306 feet (N S E W) from Lake Dr. South (nearest intersecting road).

3) Property Owner Name: 95 Louises Lane, LLC  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 126 Block No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_

5) Zone in which property is located: 1 Area of Lot: 8,055 s.f.

6) Dimensions of Lot: Frontage: 75' Average Depth: 114.9'

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 2 bedroom residence

Hardship: The lot is a pre-existing, non-conforming steep & narrow lot with waterfront on one side

11) Date of Zoning Commission Denial: July 27th 2021

12) Variance(s) Requested: ( ) USE  DIMENSIONAL Corrected  
Zoning Regulations (sections): See attached Non-Compliance Letter 8/20

Setbacks Requested: Front to: 40' to 24.5' Rear to: 50' to 42.9' - 5' RS  
Left Side to: 20' to 11.9' Side to: \_\_\_\_\_

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: Caren Carpenter DATE: 7/12



received  
7-14-21

July 22 Aug 19

33-51

1. Name of Applicant: Newfield, Inc.  
2. Address: Newfield, CT  
3. Phone: 860-231-0318

4. Property located at: 1000 Main St  
5. Parcel ID: 1000 Main St

6. Property Owner: Newfield, Inc.  
7. Interest in Property: OWNER

8. Area of Lot: 1  
9. Average Depth: 110'

10. Do you have any Right of Way or Easements on the property? No  
11. Is the property within the lot of (county, section or 700) lot data? No  
12. Have any previous applications been filed with XBA on this property? No

13. Application and application number: \_\_\_\_\_  
14. Reason for which variance is requested: to build a 2 bedroom residence

15. The lot is a one-family, non-conforming, deep & narrow lot with a front set back

16. ( ) DIMENSIONAL ( ) VARIANCE ( ) OTHER ( ) COMPLIANCE LETTER  
17. Reason for request: to build a 2 bedroom residence  
18. Date of application: 7/22/19

19. Use of the property if variance is granted: single family residence  
20. This application is being filed with the town clerk for registration and recording. The applicant must pay the fee of \$100.00 at the time of filing. The fee is non-refundable. If the applicant is not registered with the town clerk, the fee will be \$150.00.

SIGNATURE OF OWNER OR AGENT: [Signature]  
DATE: 7/22/19  
RECEIVED

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

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

**DATE:** July 27, 2021

**PROPERTY OWNER:** 95 Louses Lane, LLC

**PROPERTY ADDRESS:** 7 Lake drive North

**APPLICANT/AGENT:** Caren Carpenter

**MAILING ADDRESS:** 2 Elwell Road (New Fairfield)

**ZONING DISTRICT:** R-44    **MAP:** 15                      **BLOCK:** 1                      **LOT:** 8

Please be advised that the applicant is requesting a 2 bedroom residence.

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)

3.1.11-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

95 Louise's Ln LLC  
7 Lake Drive North  
New Fairfield, CT 06812

Re: Agent Authorization

The undersigned agents for the registered property owner of the above noted property, do hereby authorize Caren Carpenter, Registered Architect, of 2 Elwell Road, New Fairfield, CT 06812, to act on our behalf and take all actions necessary for the preparation and submission of a variance application to the Zoning Board of Appeals of New Fairfield, Connecticut, including, but not limited to, working with a surveyor to finalize lot maps.

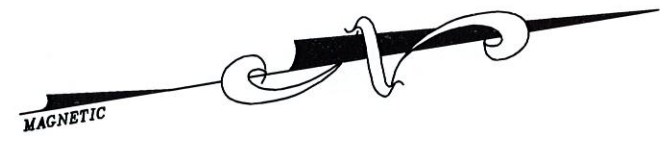


David Giza-Sisson

Maryellen Weishapl  
Successor Trustee

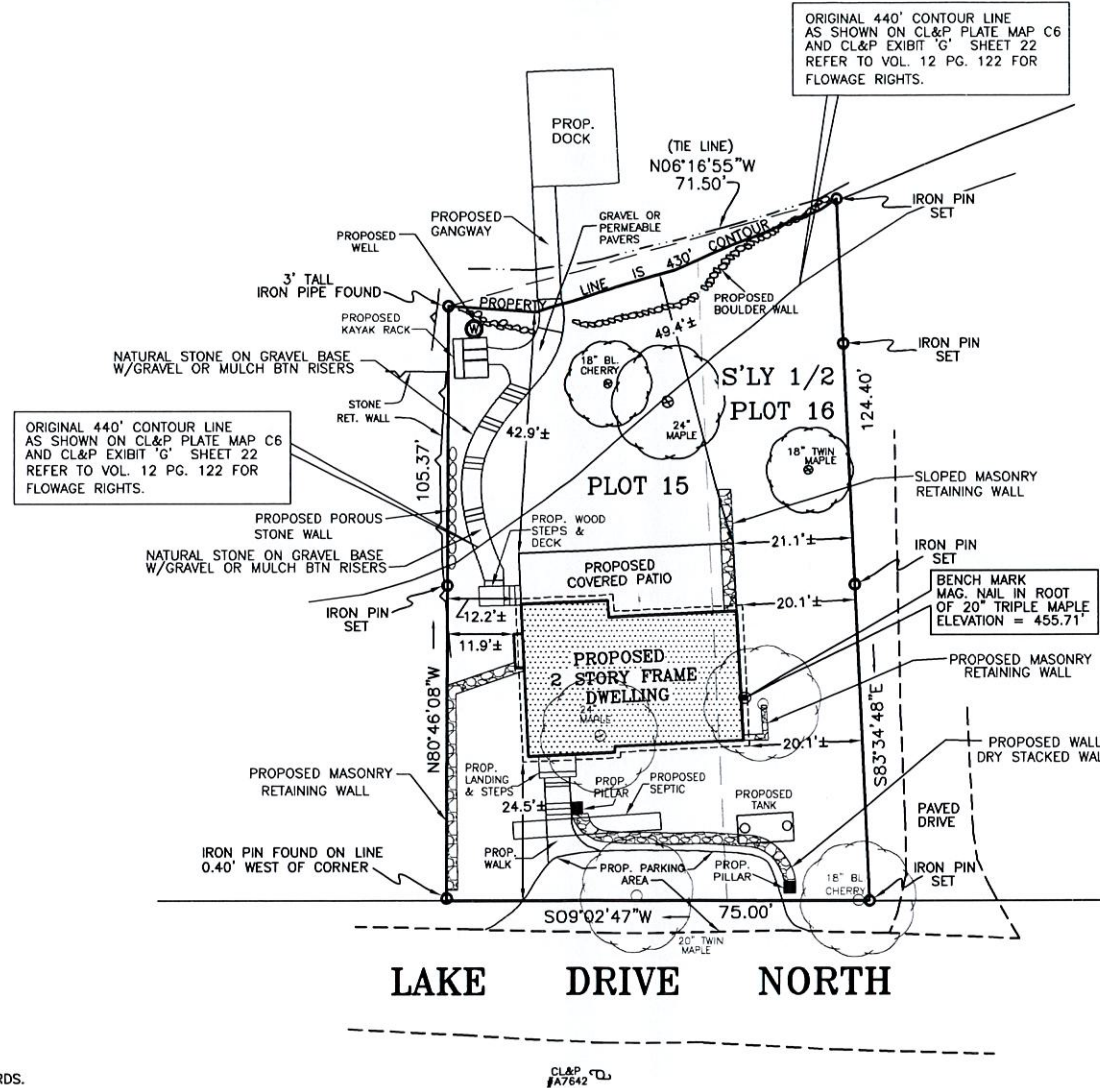
Maryellen Weishapl (Trustee)

CANDLEWOOD LAKE



PLOT 14  
ROBIN L. EDWARDS

N'LY 1/2 PLOT 16  
JOAN O'CONNOR ARCHER  
HERBERT M. ARCHER

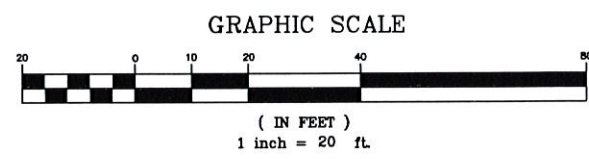


- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND VERTICAL ACCURACY CLASS "T-2".
  - REFER TO MAP #126 NEW FAIRFIELD LAND RECORDS.
  - REFER TO VOL. 537 PG. 1182 NEW FAIRFIELD LAND RECORDS.
  - PROPERTY LOCATED IN ZONE 1.  
MINIMUM BUILDING SETBACKS: FRONT YARD - 40'  
SIDE YARD - 20'  
REAR YARD - 50'
  - REFER TO VOL. 12 PG. 122 FOR FLOWAGE RIGHTS NEW FAIRFIELD LAND RECORDS.
  - TOPOGRAPHIC DATUM: ROCKY RIVER (CL&P).
  - REFER TO MAP ENTITLED "MAP PREPARED FOR EUGENE T. & ELAINE D. EDWARDS 5 LAKE DRIVE NORTH CANDLEWOOD ISLE SUBDIVISION SECTION A LOTS, 12, 13, & 14 NEW FAIRFIELD, CONNECTICUT SCALE 1" = 20' OCTOBER 21, 1994" BY C. JAMES OSBORNE L.L.S.
  - REFER TO MAP ENTITLED "ZONING LOCATION SURVEY PREPARED FOR LESTER & GAIL SILBERMAN NEW FAIRFIELD, CONNECTICUT SCALE: 1" = 20' SEPTEMBER 29, 2000 TOTAL AREA = 1.17± ACRES REVISED DEC. 6, 2000 REVISED AUGUST 10, 2006 GRAPHIC SCALE 1" = 20'" BY THIS OFFICE.
  - BUILDING COVERAGE: 17.1%
  - IMPERVIOUS COVERAGE: 25.0%

LAKE DRIVE NORTH

PROPERTY SURVEY  
PREPARED FOR  
**95 LOUISES LANE, LLC**  
NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 20'      JUNE 8, 2021  
AREA = 8,055± SQ. FT. = 0.185± ACRES

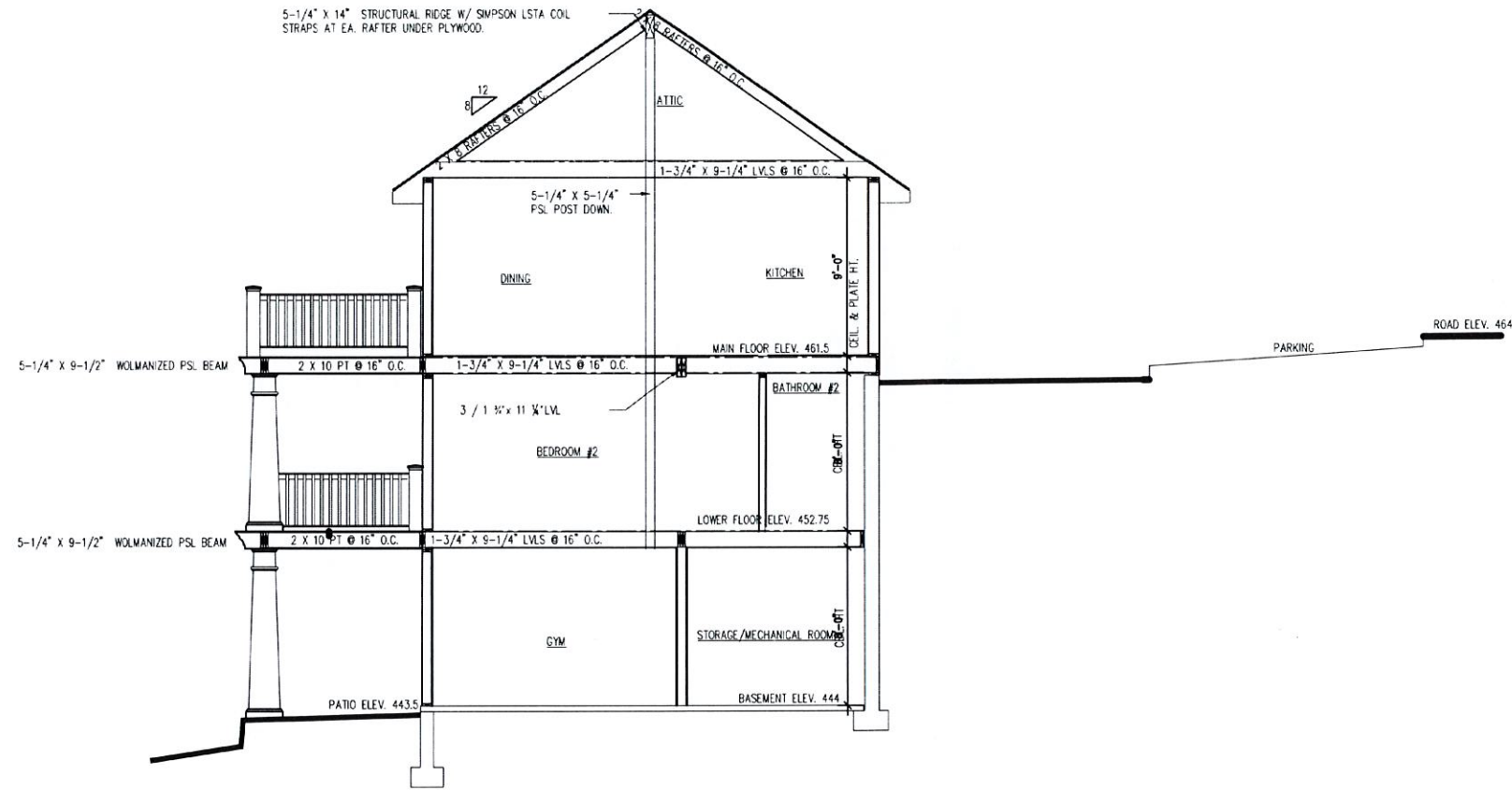


"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON".

*Charles C. Farnsworth*  
CHARLES C. FARNSWORTH L.L.S.  
CONN. REG. #15768



**JOHN M. FARNSWORTH & ASSOCIATES**  
26 STUART ROAD WEST BRIDGEWATER, CT 06752  
PH: 860-354-1251  
EMAIL - charlesfarnsworth@charter.net



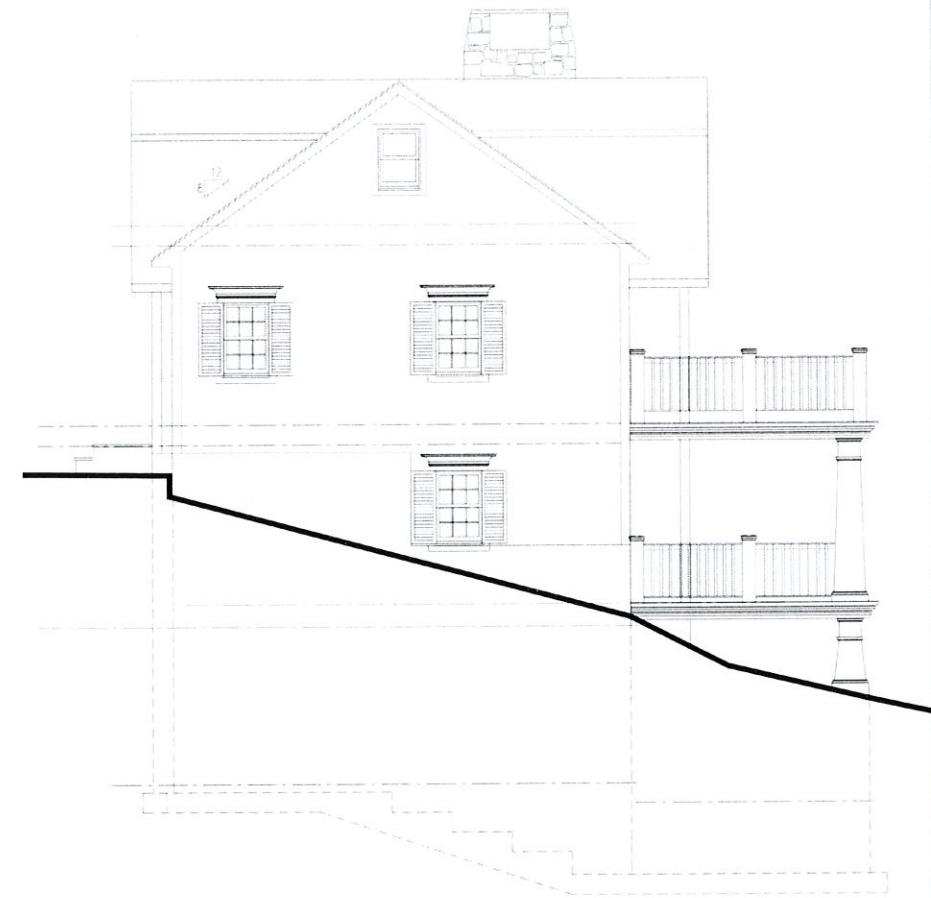
1 CROSS SECTION  
SCALE: 1/4" = 1'-0"

FILE NAME:  
PLOT SCALE:

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: GIZA SISSON FAMILY 7 LAKE DRIVE NORTH, NEW FAIRFIELD, CT 06812		
	 <b>CAREN CARPENTER ARCHITECT</b> 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	BUILDING SECTION SCALE: AS NOTED	DRAWN BY: CHECKED BY:
		CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	DRAWING NO.:
			A-6

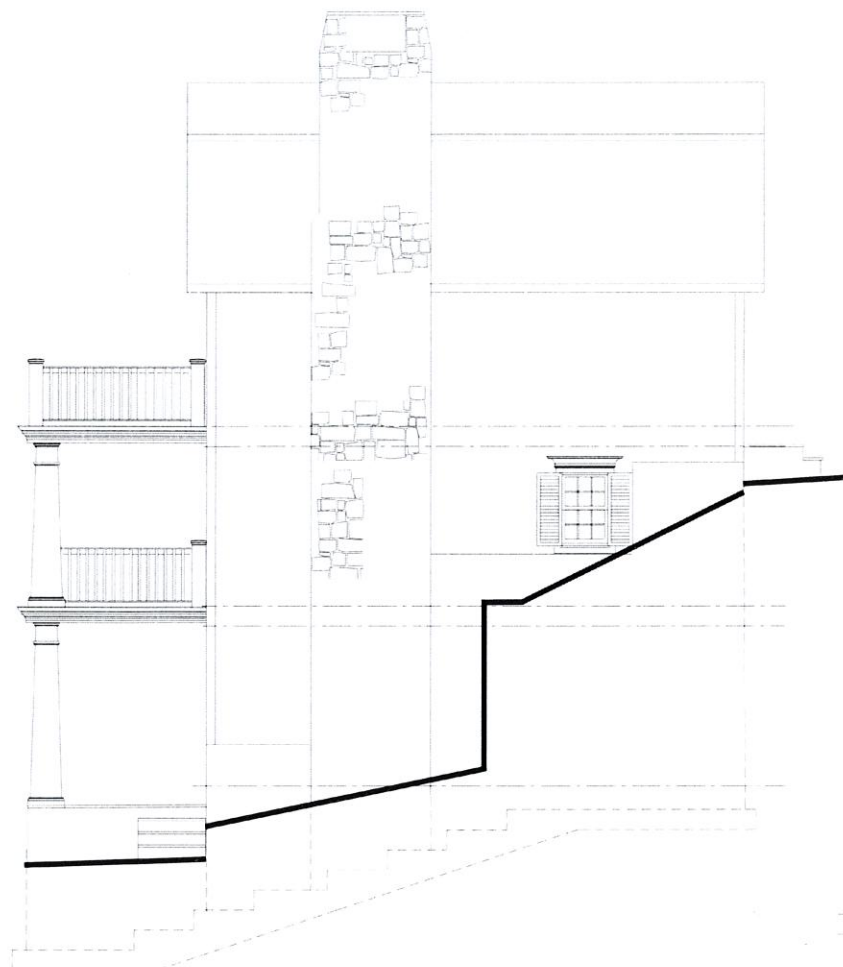


PROPOSED FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



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

REVISIONS _____ _____ _____ _____ _____ _____	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: GIZA SISSON FAMILY 7 LAKE DRIVE NORTH, NEW FAIRFIELD, CT 06812		DRAWN BY: _____
	EXTERIOR ELEVATIONS & DOOR & WINDOW SCHEDULES SCALE: AS NOTED		CHECKED BY: _____
			DRAWING NO: A-5
CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com			



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



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

ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for GIZA SISSON FAMILY 7 LAKE DRIVE NORTH, NEW FAIRFIELD, CT 06812		DRAWN BY: CHECKED BY: DRAWING NO.:
EXTERIOR ELEVATIONS & DECK DETAILS SCALE: AS NOTED		A-4
		<b>CAREN CARPENTER</b> ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com