

APPLICATION OR APEAL#: 37-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Lenny Lewis II  
Mailing Address: P.O. Box 134  
Brookfield, Ct. 06804 Phone#: \_\_\_\_\_  
Email: llewisllcconstruction@gmail.com

2) Premises located at: 54 Lake Dr N on the (N S E W) side of the street  
at approx. \_\_\_\_\_ feet (N S E W) from \_\_\_\_\_ (nearest intersecting road).

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

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 83-84

5) Zone in which property is located: R-44 Area of Lot: \_\_\_\_\_

6) Dimensions of Lot: Frontage: 100 Average Depth: 110

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: Sept 17 2020 31-20

10) Proposal for which variance is requested: To attach a OPEN Pergola on A existing  
Approved Deck 20x21 & 8x10 SHED) Located South East Corner  
(HASH LINE location ON A-2) Corner of Lot.

Hardship: lots small and non conforming to current Regulations

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

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

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

	SHED	Pergola	SHED	Pergola
Setbacks Requested: Front to:	11'	94.8	1'	5.5
Side to:	1'	46.6	9'	33.6

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

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: 8/16/2021

ZONING BOARD OF APPEALS  
SEP 16 2021  
PROPOSED

received  
8/16/2021  
[Signature]

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT: VERIFICATION OF NON-COMPLIANCE**

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

**DATE: August 24, 2021**

**PROPERTY OWNER: Michael Logiudice**

**PROPERTY ADDRESS: 54 Lake Drive North**

**APPLICANT/AGENT: Lonny Lewis LLC.**

**MAILING ADDRESS: P.O. Box 134 (Brookfield, CT 06804)**

**ZONING DISTRICT: R-44 MAP: 15 BLOCK: 1 LOT: 83&84**

Please be advised that the applicant would like to (See Noncompliance).

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

Sections:

3.0.4-Minor Accessory Buildings and Structures (C+E+F)

3.0.9-Pegolas (A+B+C+D+E)

3.2.5-Minimum Lot Area & Frontage (A & B)

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

3.2.7-Maximum Building Area

3.2.11-Minimum Lot Dimensions

3.2.8-Maximum Impervious Coverage

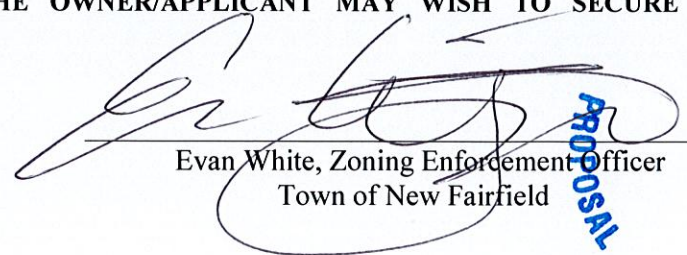
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings 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.**

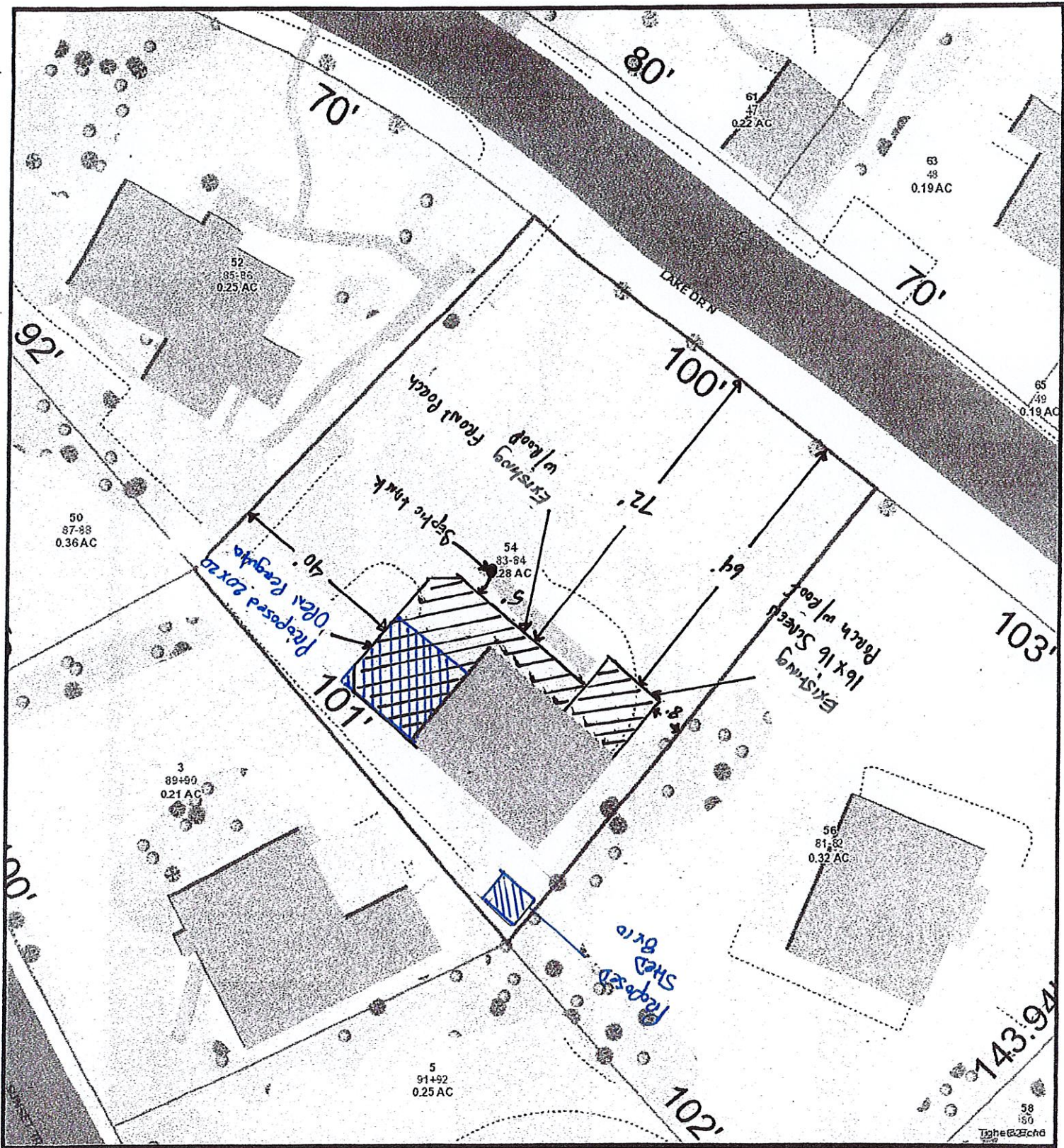
  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield

**PROPOSAL**

**SEP 16 2021**

**ZONING BOARD OF APPEALS**





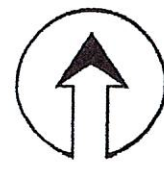
**54 Lake Dr N CI**

8/9/2020 11:54:33 PM

Scale: 1"=30'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



**New Fairfield Zoning Board of Appeals  
4 Brush Hill Road  
New Fairfield, Connecticut 06812**

**VARIANCE**

Pursuant to the requirement of the Connecticut General Statutes, the Zoning Board of Appeals of the Town of New Fairfield hereby gives notice that it has granted a Variance of the Zoning Regulations as more particularly set forth below:

**RECORD OWNER OF PROPERTY:** Michael LoGiudice

**PROPERTY LOCATED AT:** 54 Lake Drive North

**ZONING DISTRICT:** R-44; Map: 15; Block: 1; Lot: 83-84

**VARIANCE DESCRIPTION:** A side setback to 10.8' and a rear setback to 5.5' to allow construction of a 32'x20' deck, a Screened Front Porch with Roof and a 3-Season Porch per the plans as submitted to the Zoning Board of Appeals on September 17, 2020, contingent upon removal of the existing shed.

**ZONING SECTIONS VARIED:** 3.2.5A&B, 3.2.6B, 3.2.6C, 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E

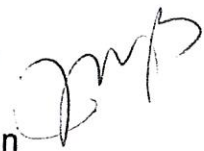
I hereby certify that the Zoning Board of Appeals of the Town of New Fairfield approved this variance on September 17, 2020.

Application # 31-20

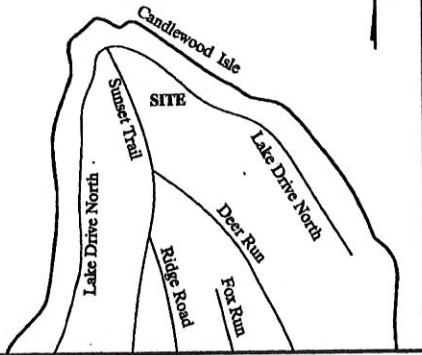
Dated: September 17, 2020

*Joseph DePaul*

Joseph DePaul, Chairman  
Zoning Board of Appeals



Candlewood Lake



Vicinity Map  
Scale: 1"=1000



RESIDENCE ZONE R-44	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	43,560 SF	11,353 SF	11,353 SF	
Minimum Road Frontage	125'	100.00'	100.00'	
Setback From Front Property Line	40'	82.8'±	67.9'±	
Setback From Side Property Lines	20'	10.8'±	10.8'±	
Setback From Rear Property Lines	50'	5.9'±	5.9'±	
Maximum Height For A Building Or Structure	35'	17.8' **	17.8' **	
Maximum Building Area	20%	12.6%	18.0%	
Maximum Impervious Surface	25%	28.1%	33.0%	

\* 3.6'± to proposed deck  
\*\* Height is from average ground around house (112.1') to midpoint of roof.

**NOTES:**

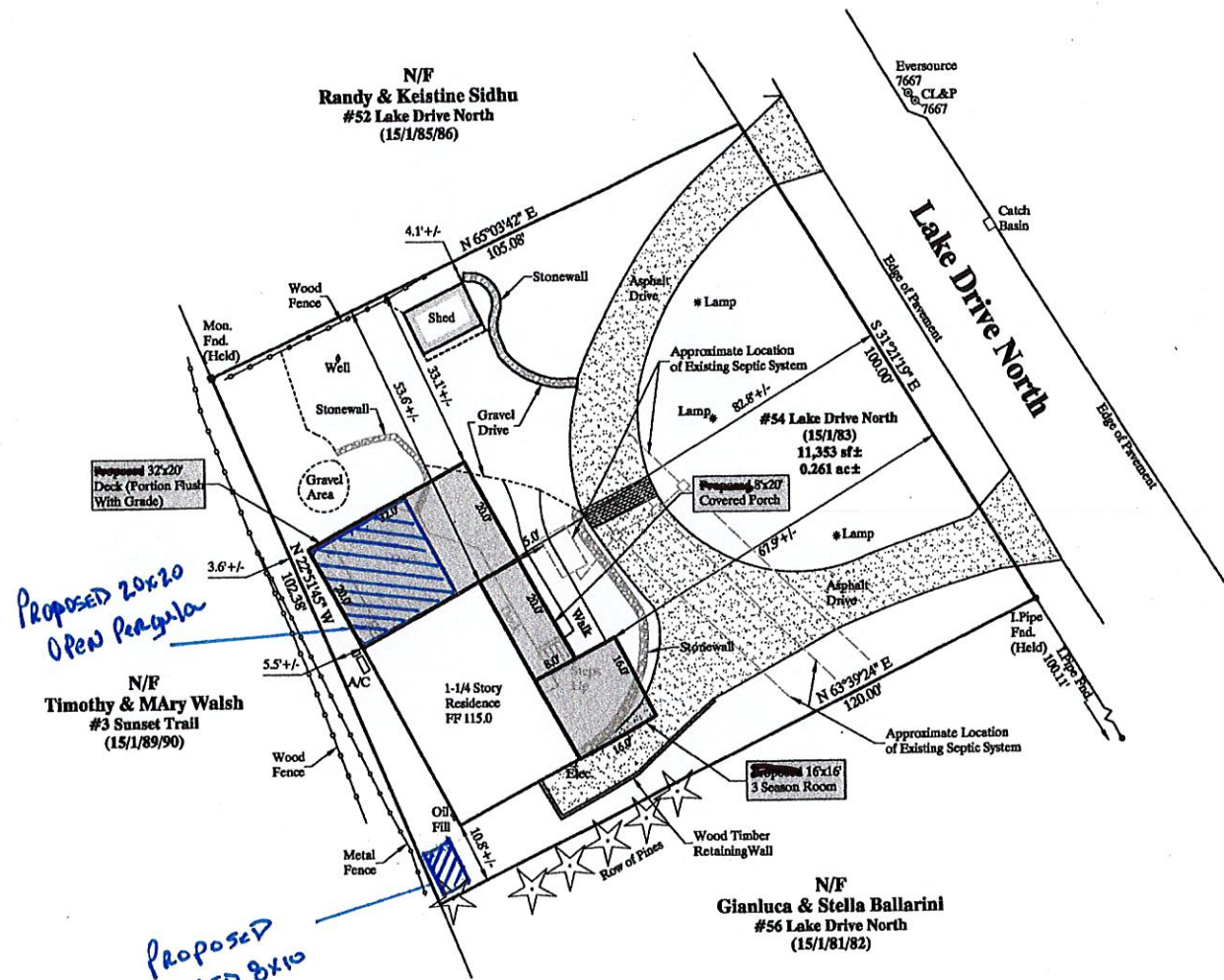
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.
- Reference is made to the following documents:  
A. RM 126-Candlewood Isle Subdivision, Section One; New Fairfield, Connecticut; 1930; by A.L. Davis,
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Monroe authorities prior to use.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- The property is located in Zone X per FEMA Flood Map #09001C0127F; Panel 127 of 626; Effective Date: 6/18/2010.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- Elevations depicted hereon are on an assumed system.
- Records analyzed for this project do not agree in total with each other and in some cases, do not agree with lines/areas of occupation. Every effort has been made to determine the correctly intended property lines. The boundary determination shown hereon represents the "best fit" solution based on the available records. Property lines are shown based on the location of existing monumentation and are subject to review.

**EXISTING IMPERVIOUS COVERAGE INCLUSIONS:**

HOUSE= 881SF±  
ASPHALT DRIVE= 2,158 SF±  
WALK= 149 SF±  
TOTAL= 3,188±

**PROPOSED IMPERVIOUS COVERAGE INCLUSIONS:**

HOUSE= 1,299 SF±  
ASPHALT DRIVE= 2,158 SF±  
WALK= 149 SF±  
DECK= 146 SF± (SF OVER 500 SF ALLOWED)  
TOTAL= 3,752±



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- FINISHED FLOOR
- GARAGE FLOOR
- BUILDING SETBACK LINE
- CONIFER TREE
- DECIDUOUS TREE
- EXISTING IRON PIN/PIPB
- EXISTING MONUMENT
- UTILITY POLE

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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



Michael S. Shevlin, Jr. PLS #70339

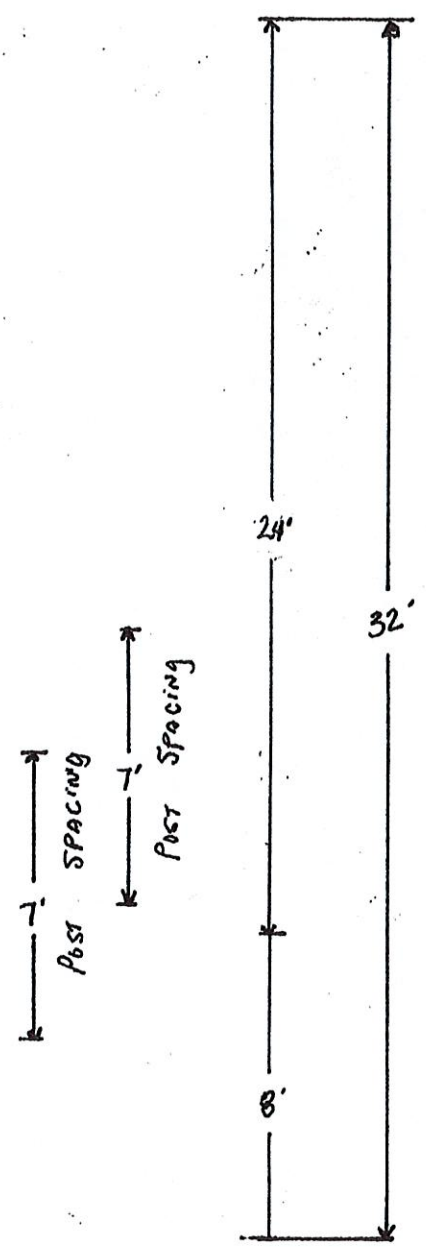
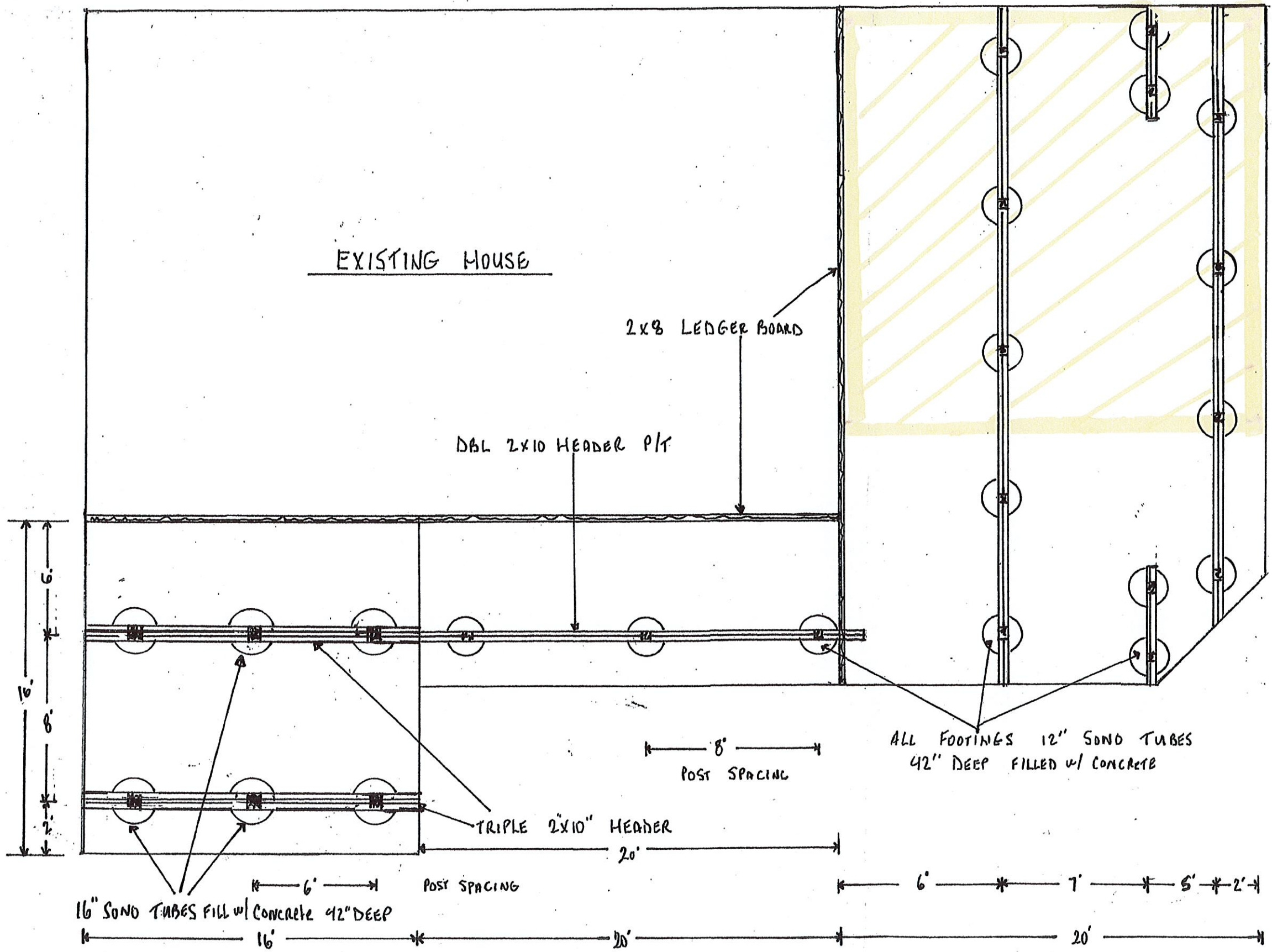
**DATA ACCUMULATION PLAN**

PREPARED FOR  
**MICHAEL LOGIUDICE**  
#54 LAKE DRIVE NORTH  
NEW FAIRFIELD, CONNECTICUT



DATE:	8/18/2020	SCALE:	1"=20'	DRAFTER:	DCH	JOB NUMBER:	6920	FILE NUMBER:	
NO.	DATE	DESCRIPTION							
		REVISIONS							

**SHEVLIN** LAND SURVEYING, LLC  
165 Oyster Road-Fairfield, CT 203.218.5840  
593 Main Street-Monroe, CT ShevlinLS.com

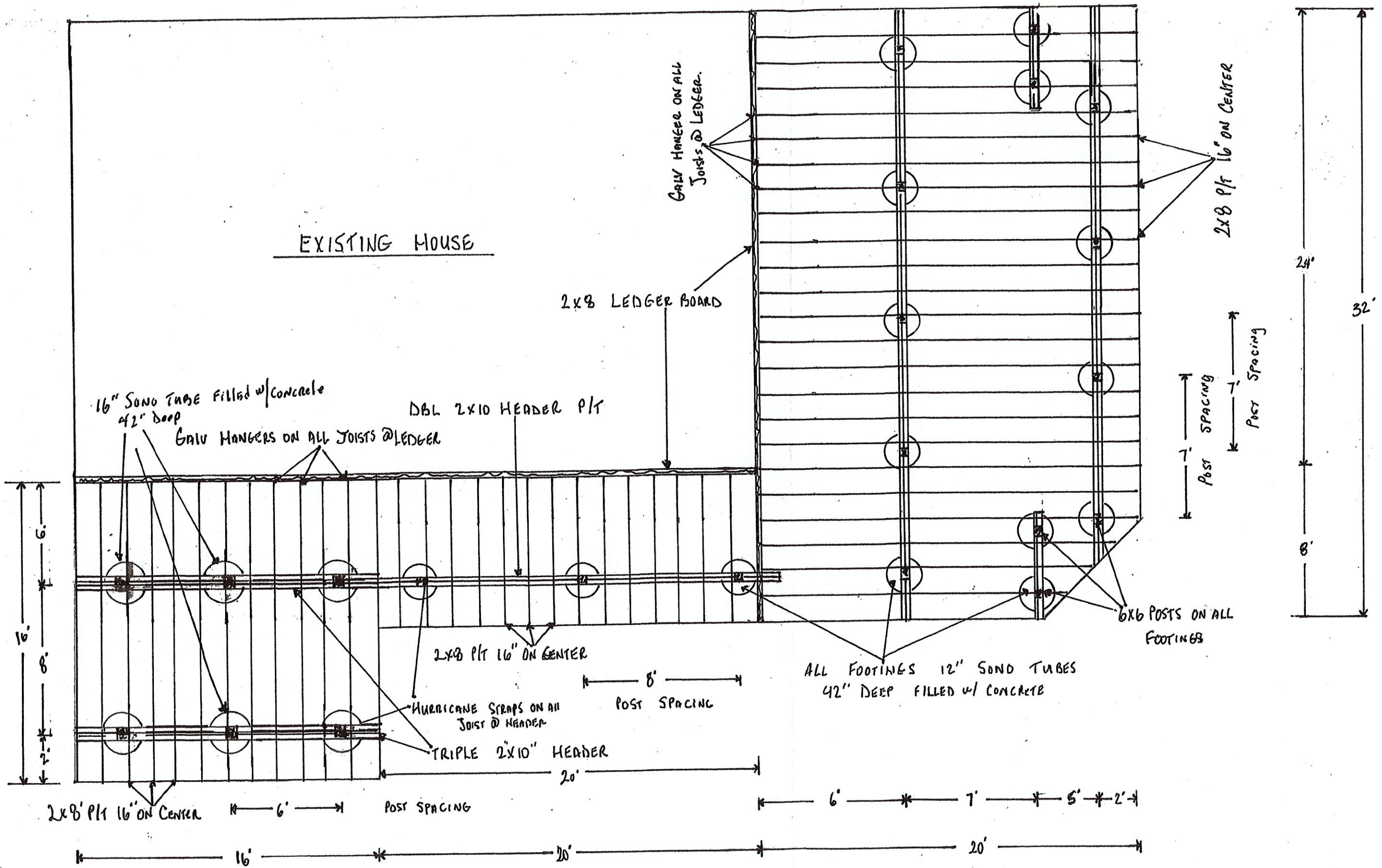


ALL FOOTINGS 12" SAND TUBES  
42" DEEP FILLED w/ CONCRETE

16" SAND TUBES FILL w/ CONCRETE 42" DEEP

FOOTING PLAN

CHRISTINE & MICHAEL LOGIUDICE  
54 LAKE DR. NORTH CIRCLE  
NEW FAIRFIELD, CT 06812



EXISTING HOUSE

GALV HANGER ON ALL JOISTS @ LEDGER.

2x8 LEDGER BOARD

2x8 P/L 16" ON CENTER

16" SAND TUBE FILLED w/ CONCRETE 42" DEEP

GALV HANGERS ON ALL JOISTS @ LEDGER

DBL 2x10 HEADER P/L

7' POST SPACING  
7' POST SPACING

24'  
32'  
8'

6'  
8'  
16'

2x8 P/L 16" ON CENTER

8' POST SPACING

ALL FOOTINGS 12" SAND TUBES 42" DEEP FILLED w/ CONCRETE

6x6 POSTS ON ALL FOOTINGS

HURRICANE STRAPS ON ALL JOIST @ HEADER

TRIPLE 2x10" HEADER

20'

2x8 P/L 16" ON CENTER

6' POST SPACING

6' \* 7' \* 5' \* 2'

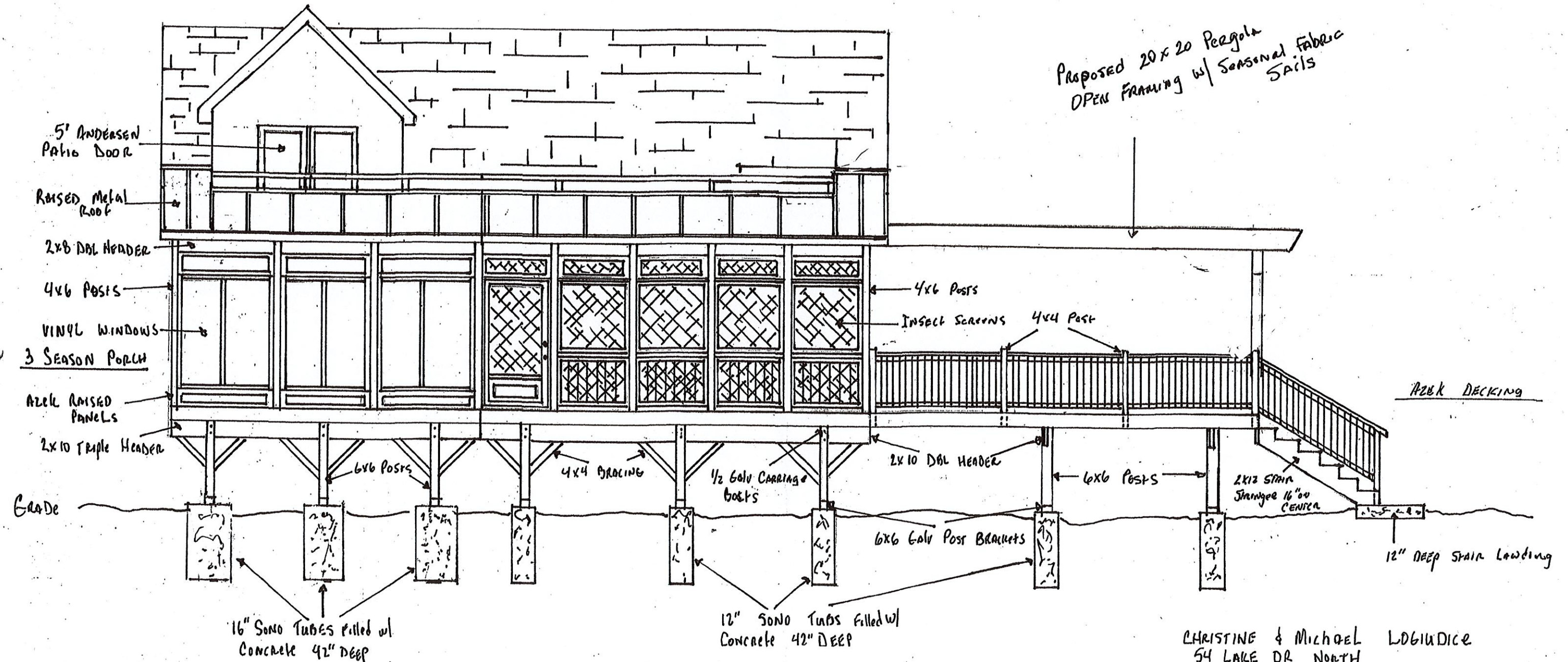
16' 20' 20'

DECK FRAMING PLAN

CHRISTINE & MICHAEL LOGIUDICE  
54 LAKE DR. NORTH CIRCLE  
NEW FAIRFIELD, CT 06812



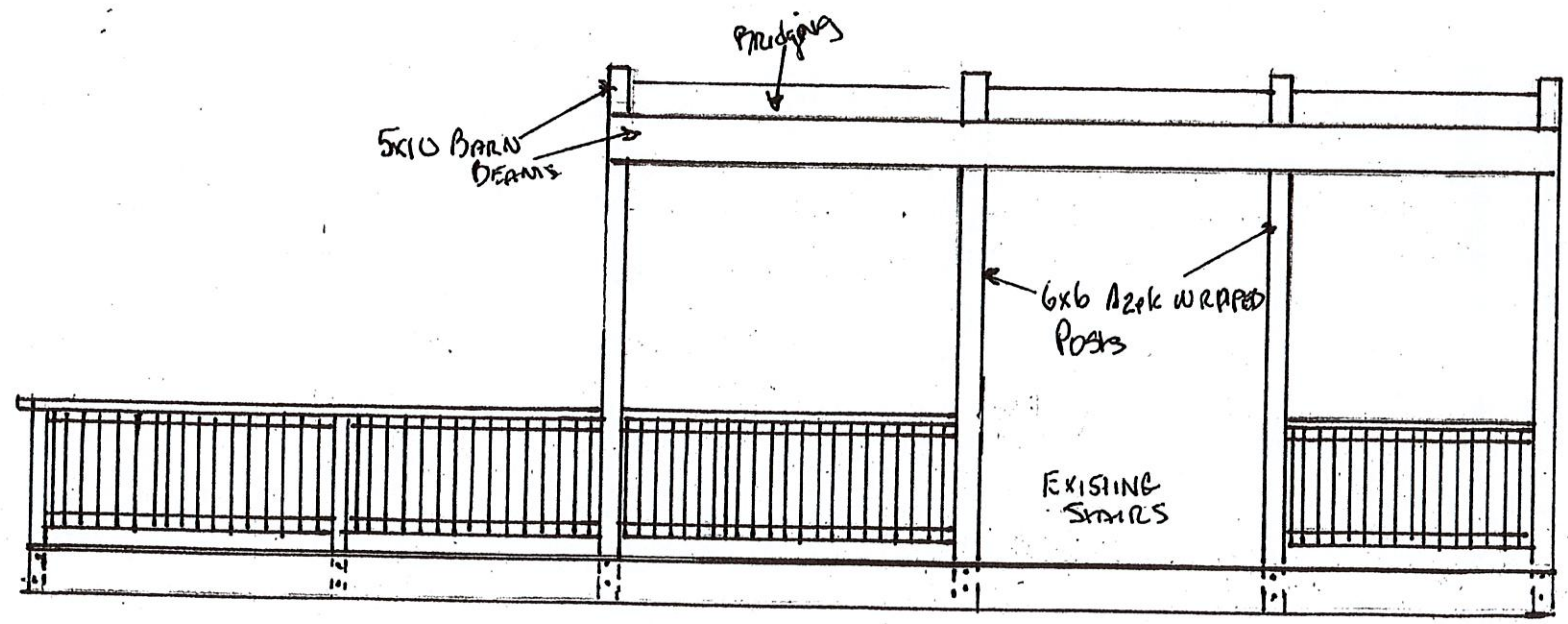
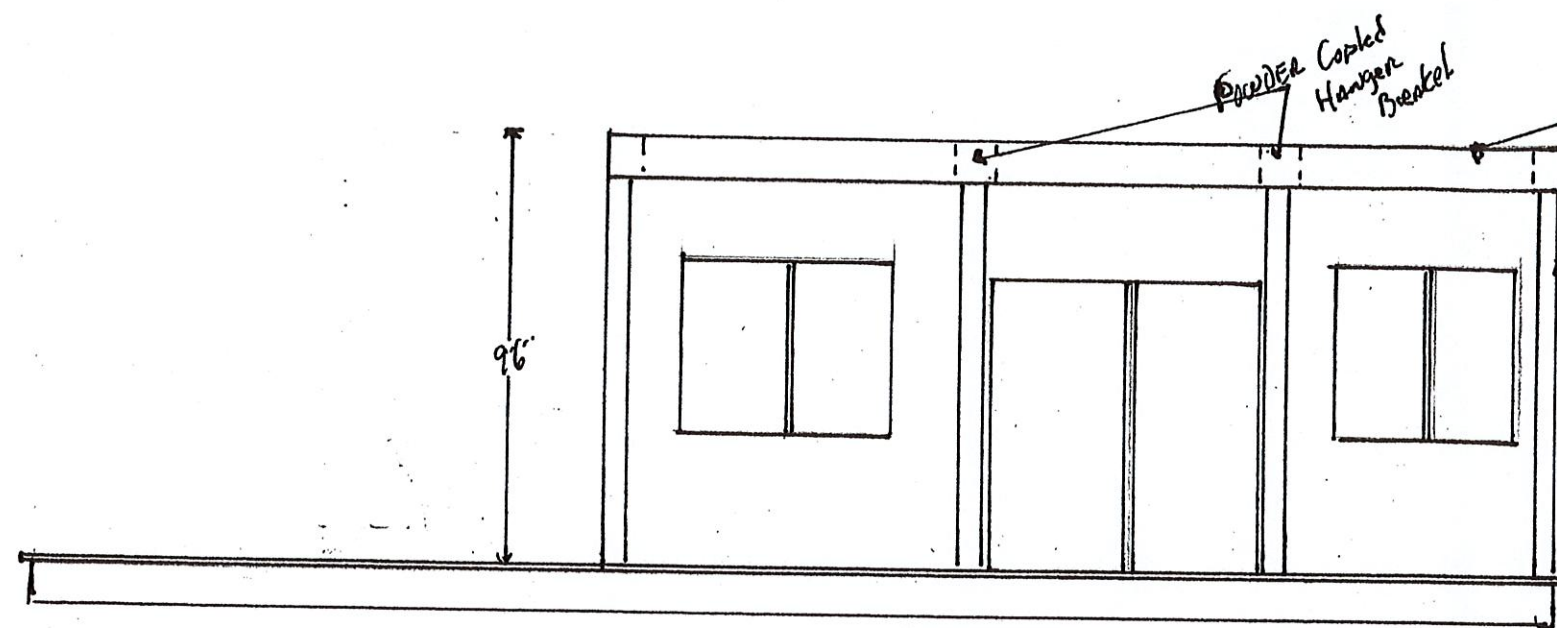
Existing House



PROPOSED 20x20 PERGOLA  
OPEN FRAMING w/ SEASONAL FABRIC  
SAILS

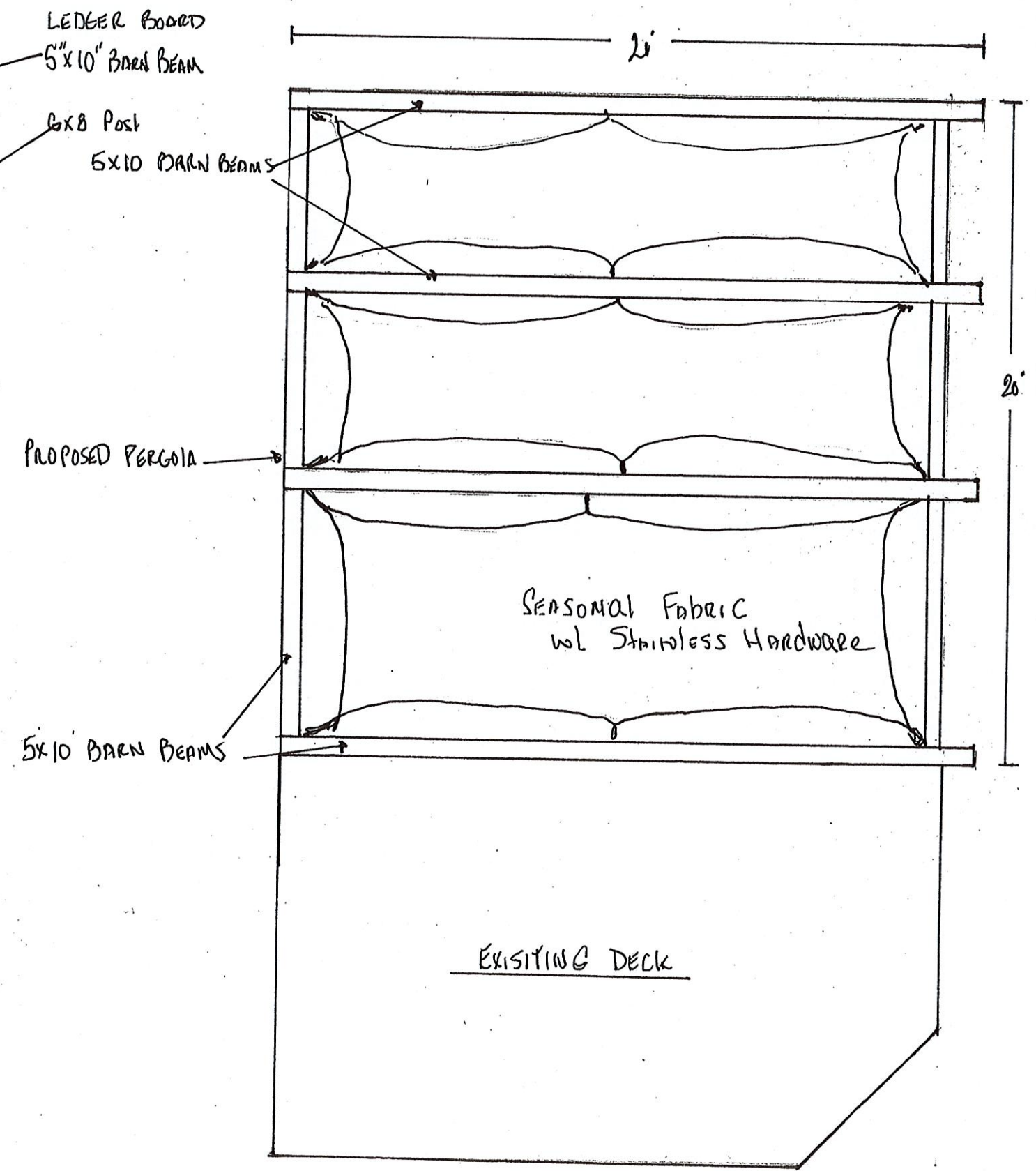
FRONT ELEVATION

CHRISTINE & MICHAEL LDBIUDICE  
54 LAKE DR NORTH  
NEW FAIRFIELD, CT 06812



Existing Deck

Front elevation



MICHAEL LOGIUDICE