

APPLICATION OR APEAL#: 44-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Janeane M. + Thomas E. LaMonte
Mailing Address: 25 Lakeshore North
New Fairfield, CT 06812 Phone#: 203-526-3351
Email: TELMD25@GMAIL.COM

2) Premises located at: 25 Lakeshore 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: Janeane M. + Thomas E. LaMonte
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 40 Block No.: 6 Lot No.: 26 + 27

5) Zone in which property is located: R-44 Area of Lot: 0.14 acres

6) Dimensions of Lot: Frontage: 50' Average Depth: 124'

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: 10/21/2010, #24-10 (granted)

10) Proposal for which variance is requested: Placement of a standby generator on the north side of the house less than 10 feet from the property line (approximately 10'5")

Hardship: Pre-existing non conforming narrow, shallow lot with significant slope toward the east rear of the lot

11) Date of Zoning Commission Denial: November 18, 2021

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

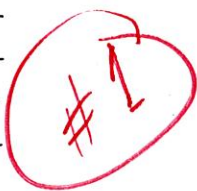
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: _____ Rear to: _____
Side to: 10' to 10'5" Side to: _____

13) Use to be made of property if variance is granted: NO change in use, requesting variance for placement of standby generator

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: Janeane LaMonte / [Signature] DATE: 11/08/2021
Janeane M. LaMonte + Thomas E. LaMonte



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: November 18, 2021

PROPERTY OWNER: Janeane M. + Thomas E. Lamonte

PROPERTY ADDRESS: 25 Lakeshore North

APPLICANT/AGENT: Janeane M. + Thomas E. Lamonte

MAILING ADDRESS: 25 Lakeshore North

ZONING DISTRICT: R-44 MAP: 40 BLOCK: 6 LOT: 26+27

Please be advised that the applicant would like to (See Application For Description).

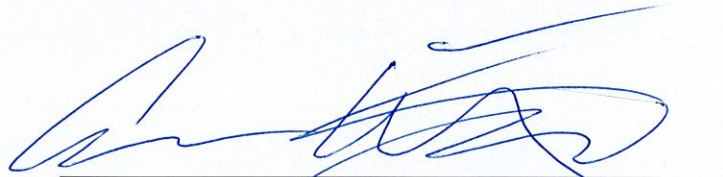
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:
3.0.10-Mechanical Equipment

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.

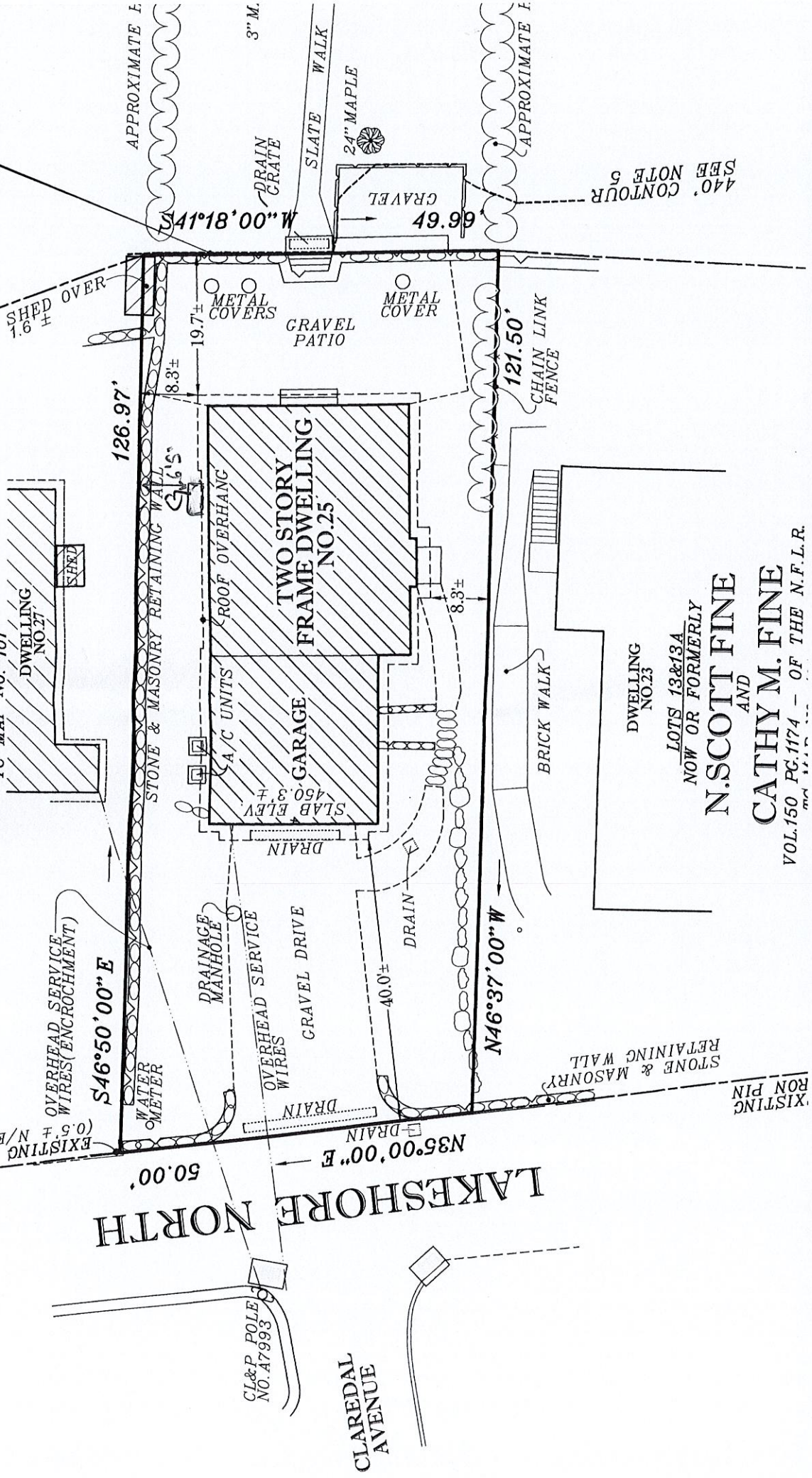


Evan White, Zoning Enforcement Officer
Town of New Fairfield

6	25.2%
.Ft.)	(1,559 Sq.Ft.±)
6	28.55%
.Ft.)	(1,764 Sq.Ft.±)
	36.51%
.Ft.)	(2,255 Sq.Ft.±)

FRANK A. ROSS JR. AND CATHERINE M. ROSS
TRUSTEES OF THE CATHERINE ROSS REVOCABLE

LOTS 15&15A
 NOW OR FORMERLY
 VOL. 304 PG. 56 - OF THE N.F.L.R.
 TC MAP NO. 101



DWELLING NO. 23
 LOTS 13&13A
 NOW OR FORMERLY
N. SCOTT FINE
 AND
CATHY M. FINE
 VOL. 150 PG. 1174 - OF THE N.F.L.R.

440' CONTOUR, RETAINING WA (SEE NOTE 5)
 APPROXIMATE I.
 3" M.
 DRAIN GRATE
 SLATE WALK
 24" MAPLE
 APPROXIMATE I.
 440' CONTOUR SEE NOTE 5

SHED OVER 1.6 ±
 METAL COVERS
 GRAVEL PATIO
 METAL COVER
 121.50'
 CHAIN LINK FENCE
 8.3 ±
 19.7 ±
 126.97'
 8.3 ±
 TWO STORY FRAME DWELLING NO. 25
 GARAGE
 SLAB ELEV. 450.3 ±
 A/C UNITS
 ROOF OVERHANG
 46.5 ±
 8.3 ±
 BRICK WALK
 N46°37'00"W
 40.0 ±
 DRAIN
 DRAIN
 DRAIN
 GRAVEL DRIVE
 OVERHEAD SERVICE WIRES
 DRAINAGE MANHOLE
 WATER METER
 OVERHEAD SERVICE WIRES (ENCROACHMENT)
 S46°50'00"E
 50.00'
 N35°00'00"E
 EXISTING IRON PIPE (0.5' F N/E OF CORNER)
 CL&P POLE NO. 47993
 CLAREDAL AVENUE

GENERAC®

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

20/22/24 kW

1 of 6

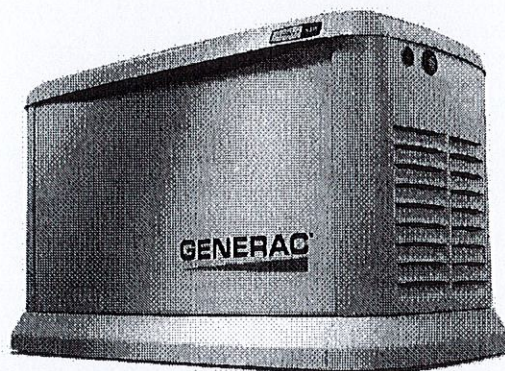
20/22/24 kW

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz
G007209-0, G007210-1 (Aluminum - Bisque) - 24 kW 60 Hz



QUIET-TEST™



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED** ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **SYSTEM TORSIONAL TESTED** ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators. Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC
PROMISE



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