

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

APPEAL#: 4-9-21



1) Applicant: Andrew S. Weber & Katherine S. Weber
Mailing Address: 255 West 90th St
New York, NY 10024 Phone#: _____
Email (optional): _____

2) Premises located at: 46 Lake Drive North, Candlewood Isle on the (N E W) side of
the street at approx. 200 feet (N E W) from Sunset Trail (nearest intersecting
road).

3) Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 6 Lot No.: 47-48

5) Zone in which property is located R-44 Area of Lot 0.35 ac (15,246 sf)

6) Dimensions of Lot: Frontage: ±151' Average Depth: ±110'

7) Is the property within 500 feet of Danbury, Sherman or New York State? No

8) Have any previous applications been filed with ZBA on this property? No If so,
give dates and/or variance numbers: NA

9) Proposal for which variance is requested New partial second floor to be added to existing Single Family residence.
New floor will add two bedrooms & a bathroom. Construction shall be within the existing footprint.
Please refer to supplemental documents.

HARDSHIP: The lot predates adopted zoning regulations and the existing house location on the lot is fully within required rear
and side setbacks. The existing non-conformities regarding building setbacks, site coverage, and effective site coverage
will not change with the vertical expansion. Similarly max. building area & impervious area does not change.

10) Date of Zoning Commission Denial: December 29, 2021

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

Zoning Regulations (sections) _____

Setbacks Requested: Front to: +/-50' existing Rear to: +/-9.8' existing
(West) (East)
Side to: +/-74' existing Side to: +/-13.4' existing
(North) (South)

12) Use to be made of property if variance is granted: Single Family Residence



13) 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: 12.1.21

FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: December 29, 2021

PROPERTY OWNER: Andrew S. Weber & Katherine S. Weber

PROPERTY ADDRESS: 46 Lake Drive North (C.I.)

APPLICANT/AGENT: Andrew S. Weber & Katherine S. Weber & Doyle Coffin

Architecture

MAILING ADDRESS: 255 West 90th Street, NY, New York 10024

ZONING DISTRICT: R-44 **MAP:** 15 **BLOCK:** 6 **LOT:** 47-48

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:

3.2.5-Minimum Lot Area & Frontage

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

3.2.11-Minimum Lot Dimensions

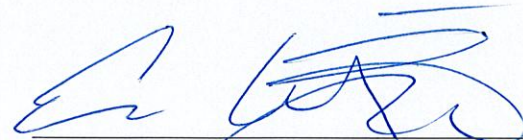
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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



DOYLE|COFFIN
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exceptional
architectural design
since 1973

November 19, 2021

Land Use Agencies for the
Town of New Fairfield, CT
4 Brush Hill Rd
New Fairfield, CT 06812

Re: Land Use Applications
46 Lake Drive North, Candlewood Isle
New Fairfield, CT 06812

To Whom it may Concern,

As owner of the property located at 46 Lake Drive North, I hereby authorize Doyle Coffin Architecture to apply on my behalf to the Town of New Fairfield for all permits and approvals related to this property.

Sincerely,

Andrew S. Weber
Katherine S. Weber

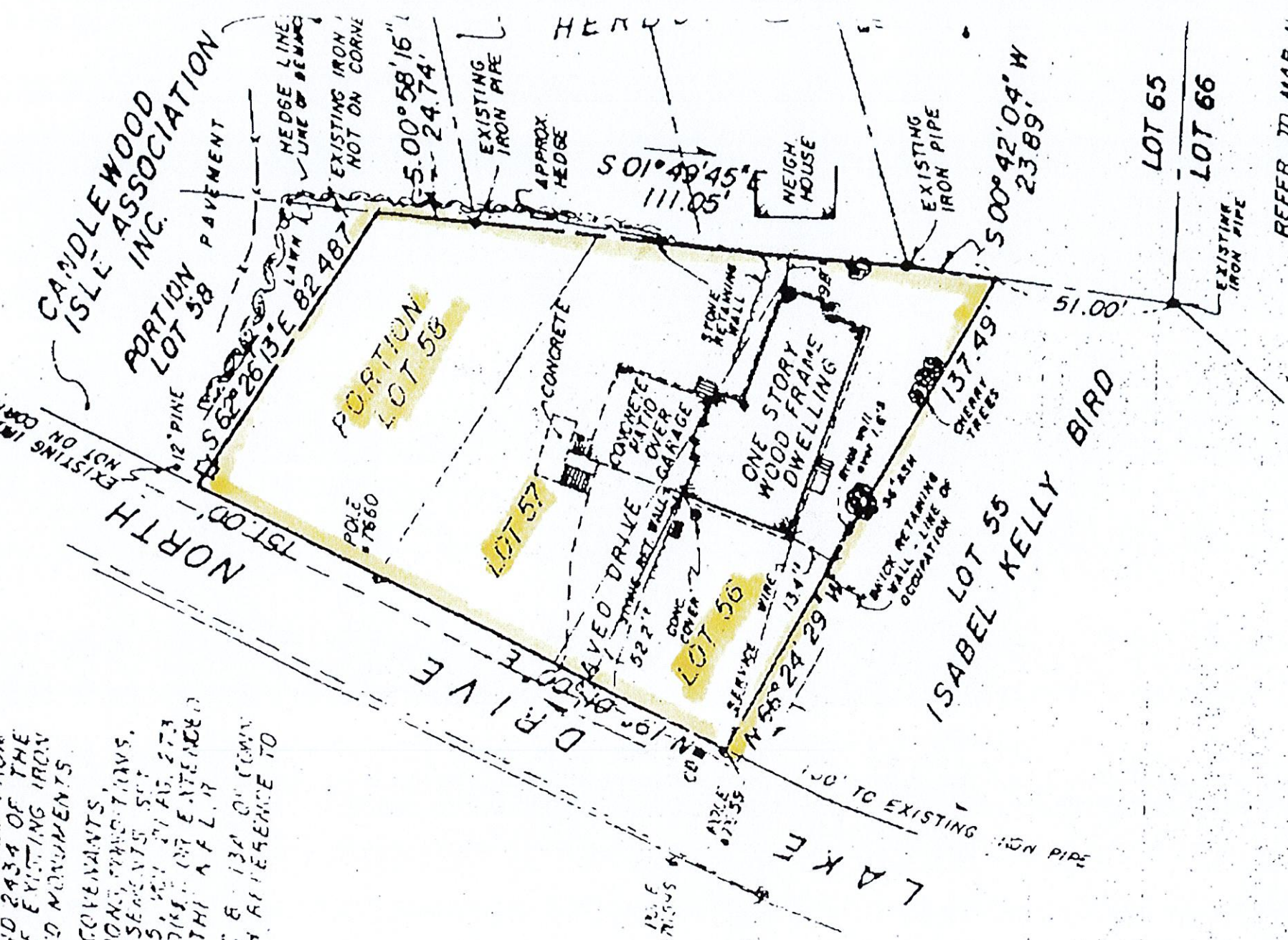
David D. Coffin, Founder
Peter T. Coffin, Partner
John M. Doyle, Partner
Eric E. Flanders, Associate

SEP-09-1998 14:28 FROM MAUREEN-JW HAMPTON
 MAP NO 126 2220 AND 2434 OF THE
 N.F.L.R. LOCATION OF EXISTING IRON
 PIPES, IRON PINS AND MONUMENTS.
 3. SUBJECT TO ALL THE COVENANTS,
 AGREEMENTS, RESTRICTIONS, PROVISIONS,
 EASEMENTS AND EASEMENTS SET
 OUT IN VOL. 58 PG 245 AND 273
 IN VOL. 58 PG 173 OF THE A.F.L.R.
 4. REFERENCE MADE TO SEC 8 134 OF TOWN
 GENERAL STATUTES WITH REFERENCE TO
 BUILDING LOCATION.

9/18
 WILLIAMS

TO 12037461628

P. 01/01



WEBER
 Purchased
 9/14/2000

AREA = 16,160 SQ. FT.

MAP PREPARED FOR
 ROBERT C. SHOULE JR. AND MAUREEN R
 SHOWING LOT 56, 57 AND PORTION OF LOT
 CANDLEWOOD ISLE - SUBDIVISION OF LOT
 SECTION B
 LAKE DRIVE

REFER TO MAP N
 2220 OF THE N.



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NOTES

**ALTERATIONS &
ADDITIONS TO
WEBER RESIDENCE**

46 LAKE DRIVE NORTH,
NEW FAIRFIELD, CT

ISSUED REVISIONS 11/19/21

PRINCIPAL PTC P.A. SRA

JOB NUMBER 975 SCALE AS NOTED

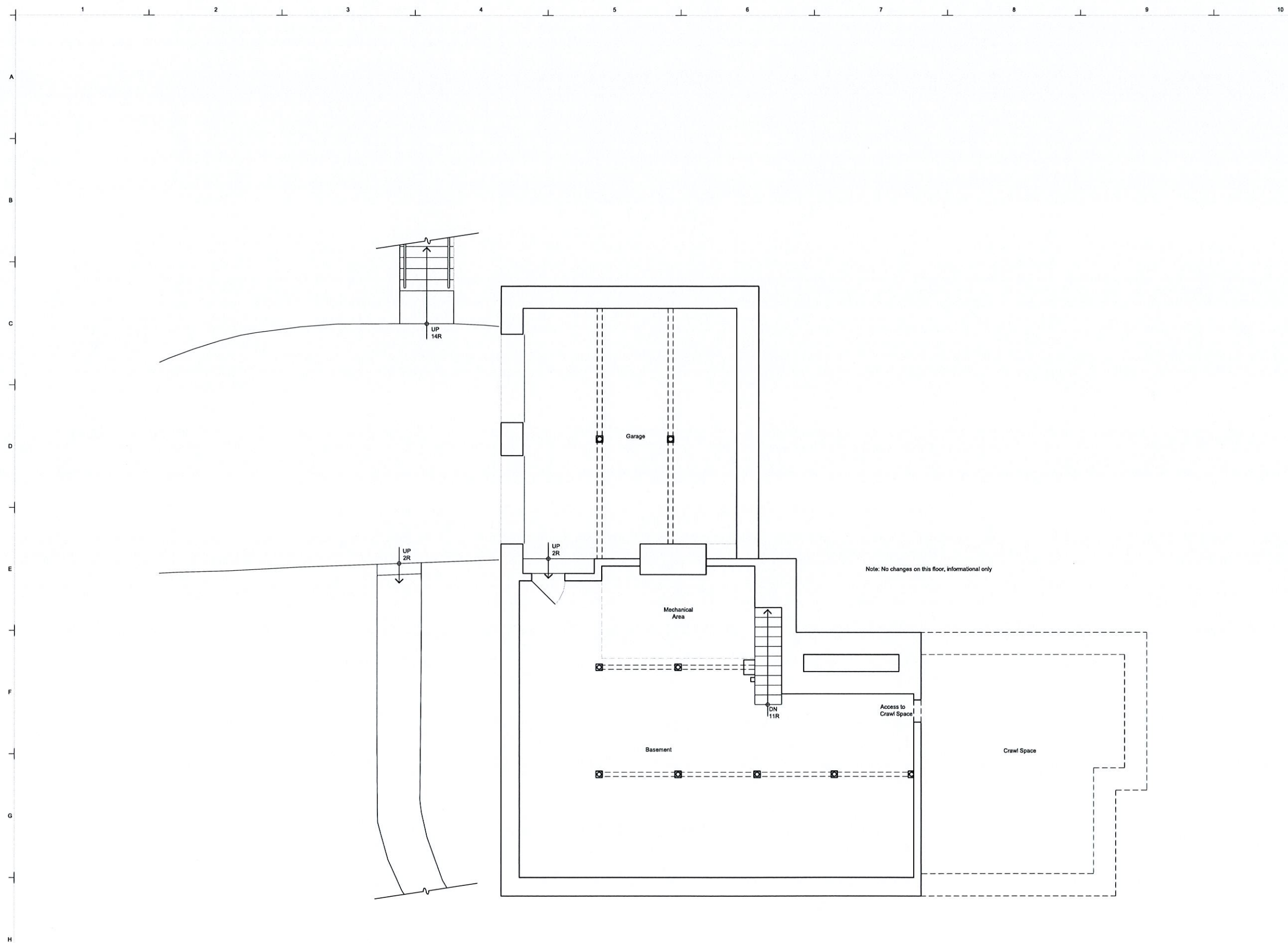
SCHEMATIC DESIGN

**BASEMENT/GARAGE
FLOOR PLAN**

© DOYLE COFFIN ARCHITECTURE, LLC 2020

1 SHEET

A1.0



H2
A1.0 BASEMENT/GARAGE FLOOR PLAN
1/4" = 1'-0"





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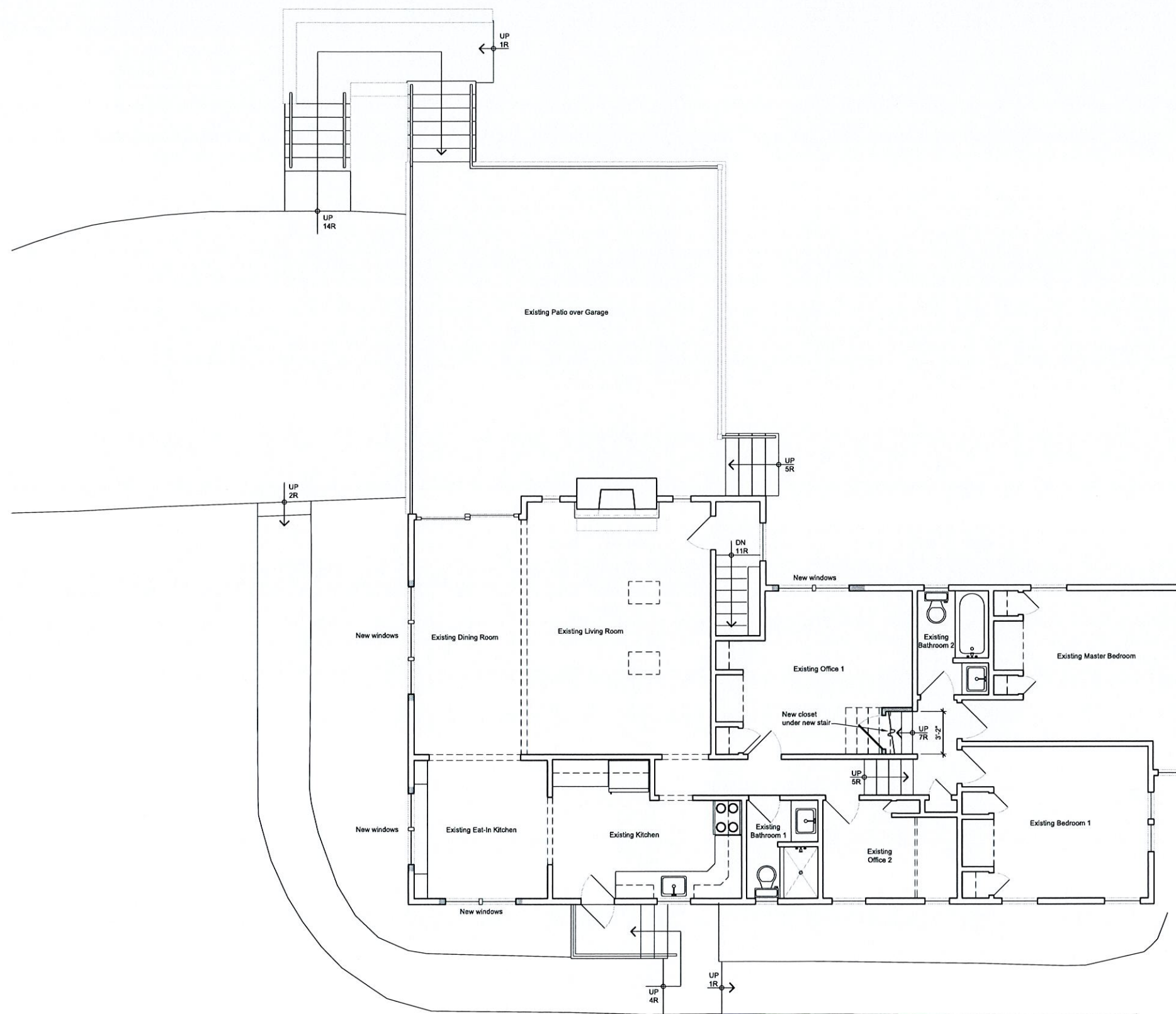
SCHEMATIC DESIGN

FIRST FLOOR PLAN

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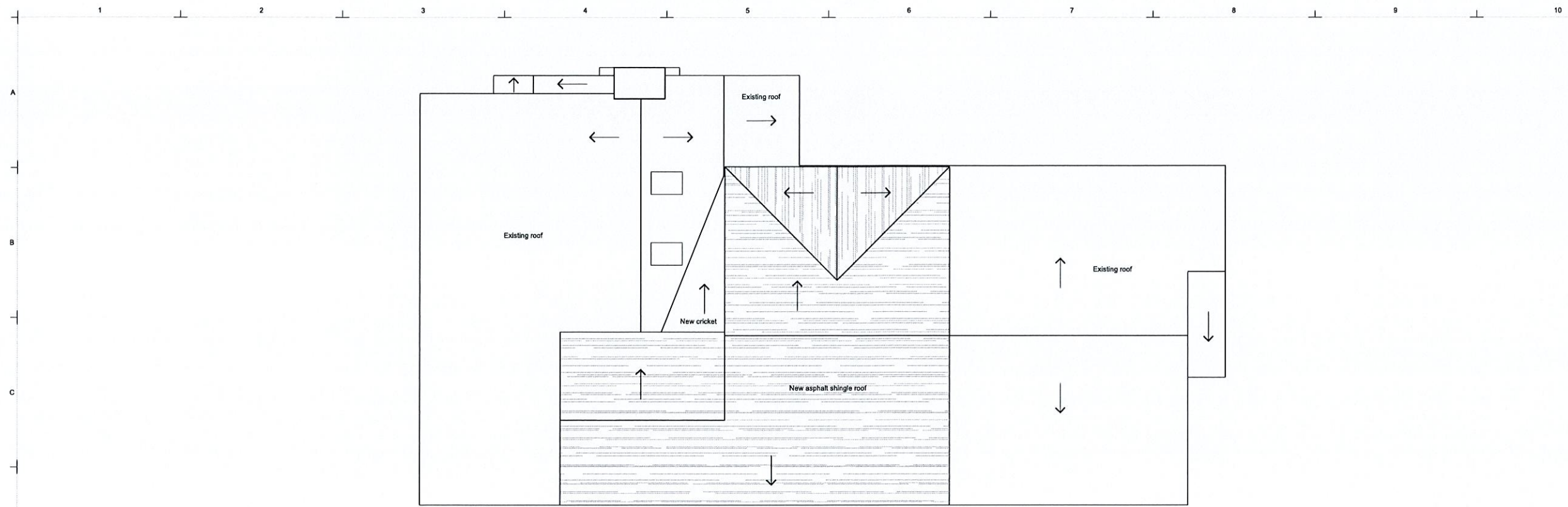
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A1.1

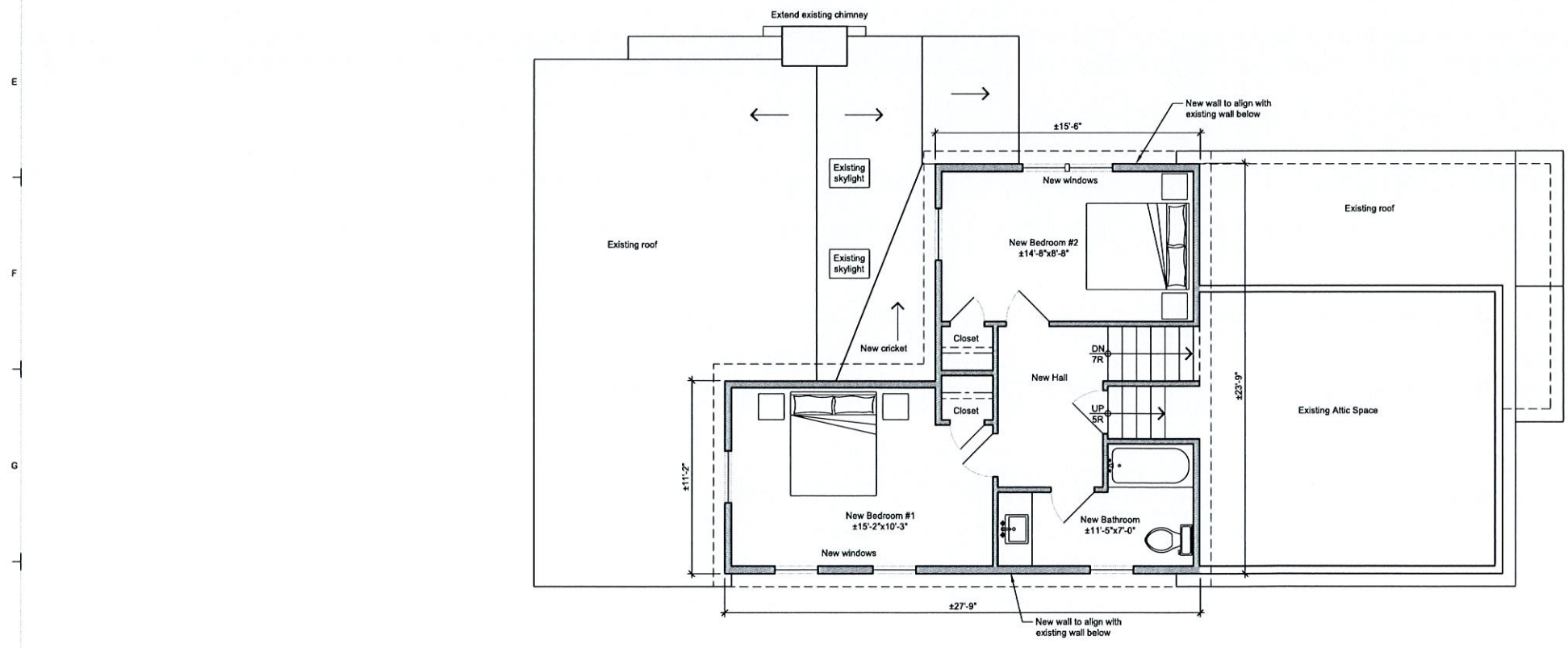


H2 FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"





D2 ROOF PLAN
A1.2 1/4" = 1'-0"



H2 ATTIC / SECOND FLOOR PLAN
A1.2 1/4" = 1'-0"



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SCHEMATIC DESIGN
SECOND FLOOR & ROOF PLANS

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SHEET

A1.2



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NEW FAIRFIELD, CT**

ISSUED
REVISIONS

11/19/21

PRINCIPAL PTC P.A. EEF/SRA
JOB NUMBER 975 SCALE AS NOTED

SCHEMATIC DESIGN

**EXTERIOR
ELEVATIONS**

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1 SHEET

A2.0

