

APPLICATION OR APEAL#: 01-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Adrian & Amrita Schultes
Mailing Address: 35 Lake Drive North, New Fairfield, CT 06812
Phone#: 917-204-7952
Email: adrianschultes@yahoo.com

2) Premises located at: 35 Lake Drive North on the (N S E **W**) side of the street
at approx. 1/2 mile ± feet (N S E W) from guard house & causeway (nearest intersecting road).

3) Property Owner Name: Adrian & Amrita Schultes

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 23

5) Zone in which property is located: R-44 Area of Lot: 0.257 AC

6) Dimensions of Lot: Frontage: ± 100' Average Depth: 109.18 ±'

7) Do you have any Right of Ways or Easements on the property? YES

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? _____

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: REPLACE EXISTING MASONRY STAIRS W/ PERYVIOUS DECKING MATERIALS W/IN SIDEYARD SETBACK. REDUCE FROM 20' TO 9' @ CLOSEST POINT.

Hardship: PRE-EXISTING NON CON-FORMING NARROW LOT W/ SEVERE SLOPE THROUGHOUT AS WELL AS 'PASSAGEWAY'.

11) Date of Zoning Commission Denial: January 25, 2022

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

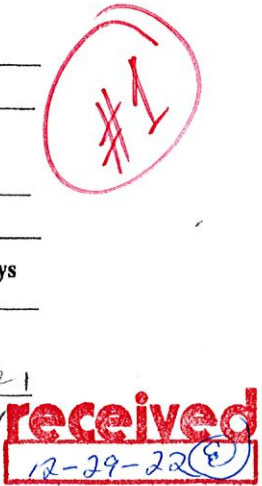
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: _____ Rear to: _____
Side to: New Trex steps 9' Side to: _____

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: Amrita DATE: 20 Dec 2021
Adrian 12/20/21



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: January 25, 2022
PROPERTY OWNER: Adrian & Amita Schultes
PROPERTY ADDRESS: 35 Lake Drive North (C.I.)
APPLICANT/AGENT: Adrian & Amita Schultes
MAILING ADDRESS: 35 Lake Drive North
ZONING DISTRICT: R-44 **MAP:** 15 **BLOCK:** 1 **LOT:** 23

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:

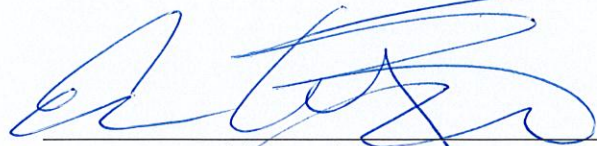
Sections:

- 3.2.5-Minimum Lot Area & Frontage (A+B)
- 3.2.6-Minimum Building & Structure Setbacks (B)
- 3.2.11-Mimimum Lot Dimensions
- 3.2.8-Maximum Impervious Surface
- 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+)

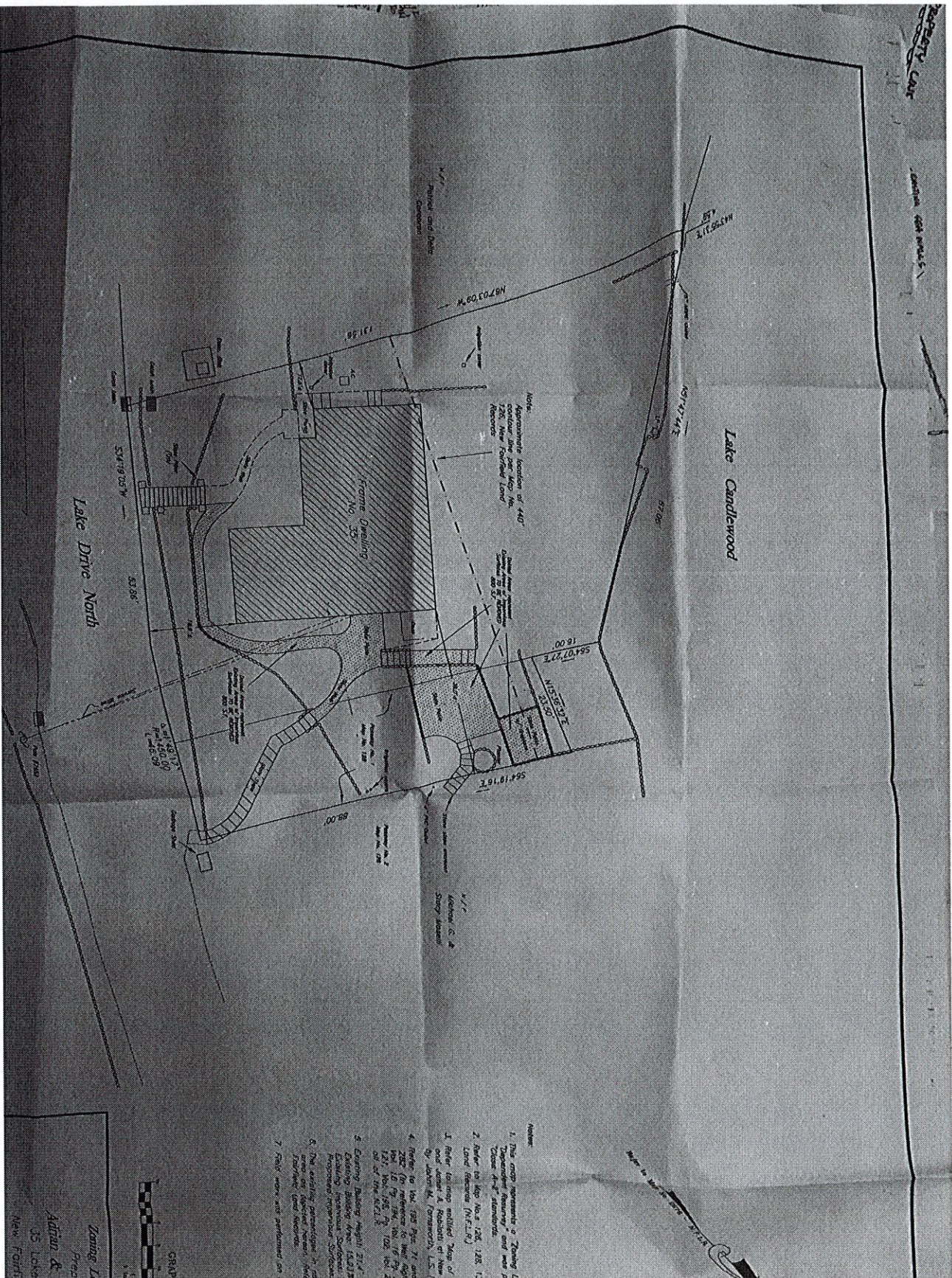
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



Note:
 1. The proposed location of 447' contour line per Map No. 120, New Foundland Records

Note:
 2. The existing parking area shown on Map No. 120, New Foundland Records, is to be retained.

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Note:
 7. Field work was performed on

Author:
 1. This site plan is a "Working Drawing" and not a "Final Drawing".
 2. Refer to Map No. 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000.

Zoning: Z-1
 05 Lots
 Adrian &
 New North

