

APPEAL#: #01-22

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

Revised

1) Applicant: Adrian & Amita Shultes
Mailing Address: 35 Lake Dr North, New Fairfield, CT 06812
Phone#: 917-204-7952
Email (optional): adrianschultes@yahoo.com

2) Premises located at: 35 Lake Dr. North C.I. on the (N S E (W)) side of the street at approx. 1/2 mile feet (N S E W) from guardhouse (nearest intersecting road).
causeway

3) Property Owner Name: Adrian & Amita Shultes
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: ± 109.78'

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? YES If so, give dates and/or variance numbers: 2/17/22 meeting

9) Proposal for which variance is requested: REPLACE EXISTING MASONRY STEPS W/ PERVIOUS DECKING MATERIAL W/ HANDRAIL, REPLACE EXIST. DECK, ADD PERGOLA, W/IN REAR YARD SETBACK. REDUCE FROM 50' TO 1', TO 440 LINE.
HARDSHIP: PRE-EXISTING NON-CONFORMING NARROW LOT W/ SEVERE SLOPE THROUGHOUT.

10) Date of Zoning Commission Denial: _____

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

Zoning Regulations (sections) _____

Setbacks Requested: Front to: _____ Rear to: 1' FROM 440 LINE
Side to: _____ Side to: _____

12) Use to be made of property if variance is granted: RESIDENTIAL

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: Ellen Hines DATE: 2/22/2022
FOR ADDITIONAL INSTRUCTIONS SEE REVERSE SIDE

Adrian and Amita Schultes
35 Lake Drive North
New Fairfield, CT 06812

January 15, 2022

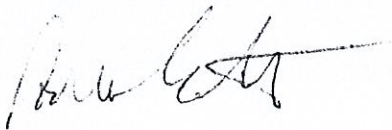
To Whom It May Concern:

This letter authorizes Ellen Hines to represent us in all matters at the Zoning Board of Appeals and the Conservation Inland Wetlands Commission.

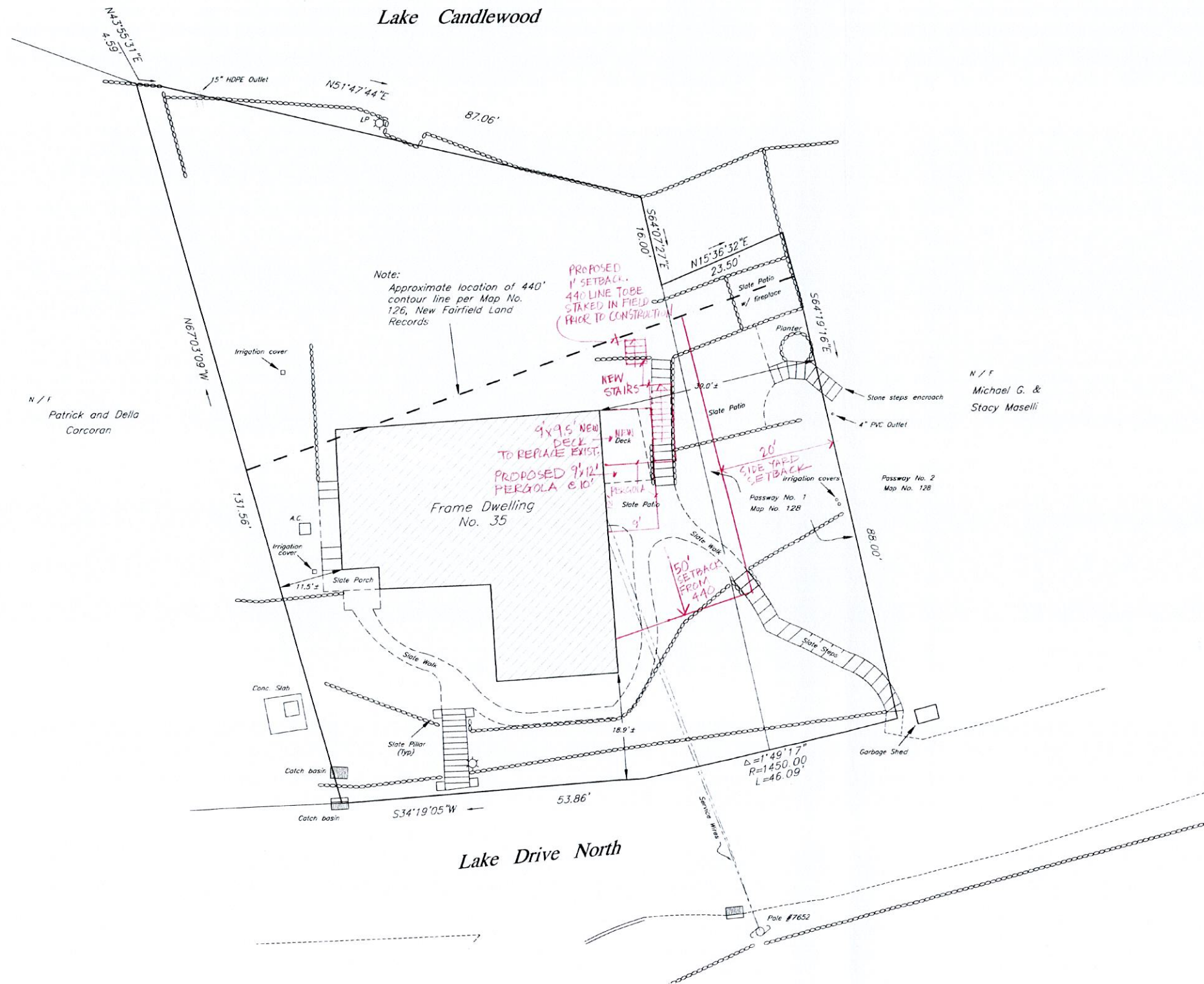
Signed,



Amita Schultes



Adrian Schultes



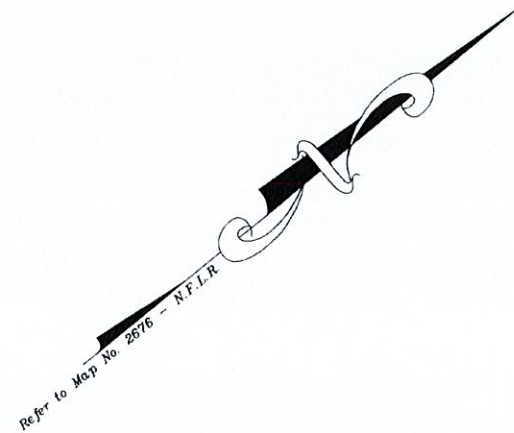
Lake Candlewood

Note:
Approximate location of 440' contour line per Map No. 126, New Fairfield Land Records

PROPOSED 1' SETBACK - 440' LINE TO BE STAKED IN FIELD PRIOR TO CONSTRUCTION

9'x9'5' NEW DECK TO REPLACE EXIST. PROPOSED 9'x12' PERGOLA @ 10'

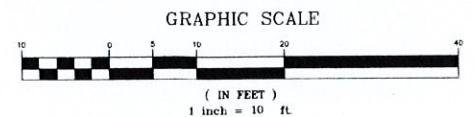
Frame Dwelling No. 35



Notes:

1. This map represents a "Zoning Location Survey" based on a "Dependent Resurvey" and was prepared in accordance with "Class A-2" standards.
2. Refer to Map No.s 126, 128, 137 & 2676 of the New Fairfield Land Records (N.F.L.R.)
3. Refer to map entitled "Map of Property Prepared For James G. and Janet A. Robilotti at New Fairfield Conn." dated 1/20/86 by John M. Farnsworth, L.S. (Map No. 2387, N.F.L.R.)
4. Refer to Vol. 195 Pgs. 71 and 72, Vol. 19 Pgs. 280, 281 and 282 (in reference to Well Rights), Vol. 19 Pgs. 347 and 348, Vol. 16 Pg. 194, Vol. 16 Pg. 278, Vol. 16 Pg. 145, Vol. 38 Pg. 121, Vol. 196, Pg. 102, Vol. 224, Pg. 11 & Vol. 477, Pg. 990, all of the N.F.L.R.
5. Existing Building Height: 21.4' (maximum allowed: 35').
Existing Building Area: 15.23% (maximum allowed: 20%).
Existing Impervious Surfaces: 25.96% (maximum allowed: 25%).
6. The existing percentages in note no. 5 are based on the parcel area as depicted hereon. Refer to Vol. 12 Pg. 122 of the New Fairfield Land Records.

N / F
Michael G. &
Stacy Maselli



Zoning Location Survey
Prepared For
Adrian & Amita Schultes
35 Lake Drive North
New Fairfield, Connecticut

Scale: 1" = 10'
Area: 0.257 Ac.
Zone: R-44
Date: Jan. 25, 2021
Revisions

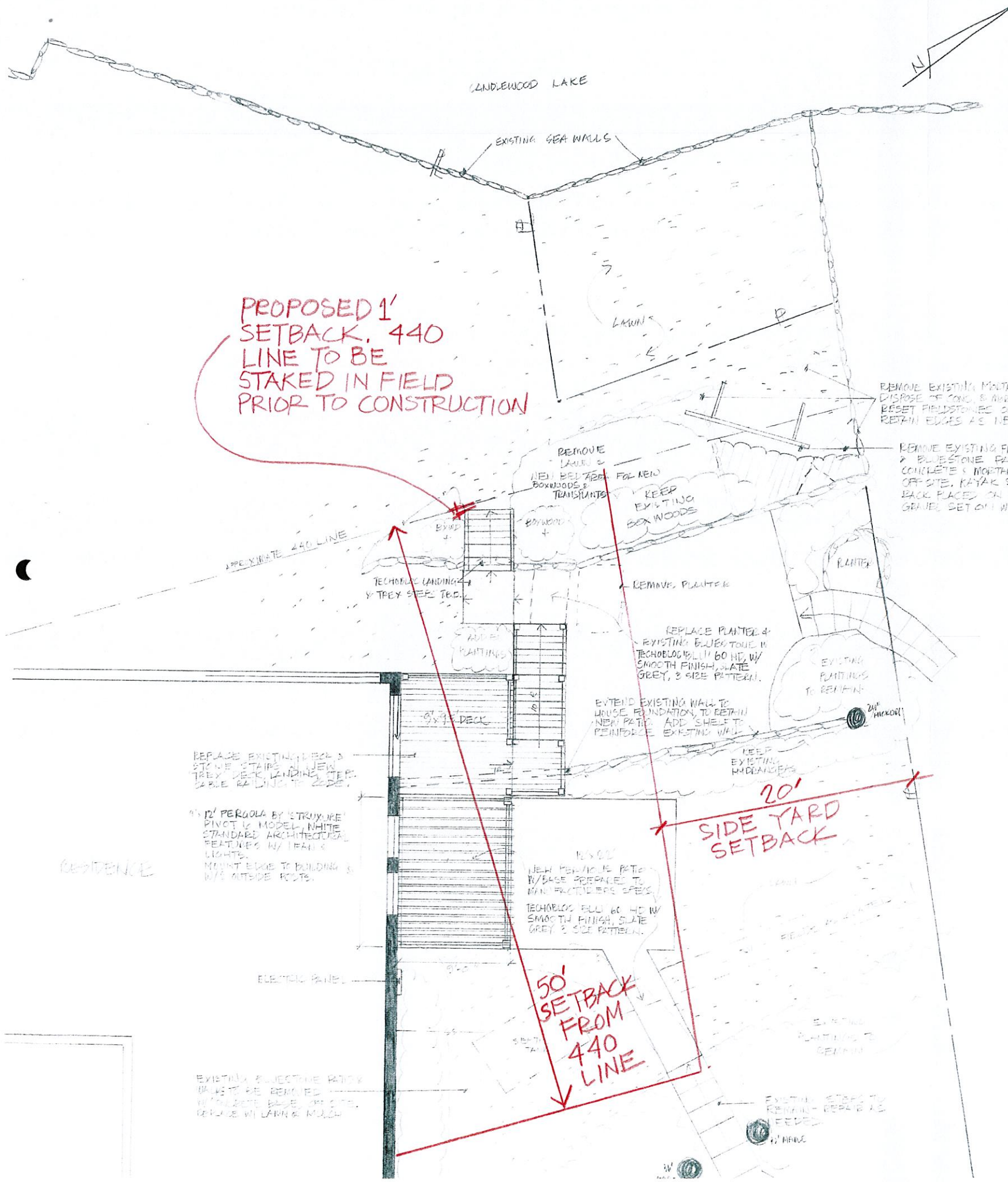
I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-29 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.

NEW ENGLAND LAND SURVEYING, P.C.
ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT.

ROBERT M. BENNISON, L.S. # 12964

Job No. 249
249sv35

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



- NOTES:
1. PROPERTY SURVEY DATA IS TAKEN FROM MAP PREPARED BY NEW ENGLAND LAND SURVEYING, PC, DANBURY, CT. DATED JAN. 25, 2021.
 2. PROPOSED SITE WORK IS SHOWN FOR DESIGN AND LAYOUT PURPOSES. FURTHER REVIEW RELATIVE TO SITE COVERAGE REGULATIONS and IMPERVIOUS SURFACE COVERAGE, ARE NECESSARY TO INSURE CODE COMPLIANCE.
 3. PLANS MAY NEED TO BE REVIEWED BY LICENSED ENGINEER TO SIZE ANY STRUCTURES THAT MAYBE REQUIRED FOR STORM WATER MANAGEMENT AND STRUCTURAL WALL DETAILING.
 4. SEPTIC SYSTEM LAYOUT IS BY A-1 SEPTIC CO., INC. 'AS-LOCATED PLAN' DATED 12-14-2020.
 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING & PROTECTING ALL UTILITIES and SERVICES PRIOR TO, and DURING CONSTRUCTION. NOTIFY CALL-BEFORE-YOU-DIG.
 6. CONTRACTOR SHALL OBTAIN PERMITS FOR THE WORK AS REQUIRED AND COMPLY WITH ALL LAWS, ORDINANCES, RULES & REGULATIONS OF THE TOWN OF NEW FAIRFIELD, STATE OF CT, and OTHER AUTHORITIES HAVING JURISDICTION.
 7. NO WORK BEYOND THE REAR PROPERTY LINE SHALL BE DONE WITH OUT A CURRENT ACTIVITY PERMIT ISSUED FROM FIRST LIGHT POWER CO.

PLAN for LANDSCAPE DEVELOPMENT
Adrian & Amita Schultes
 35 Lake Drive North New Fairfield, CT
 SCALE: 1" = 4' DATE: 8/16/2021

HINES & ASSOCIATES LANDSCAPE ARCHITECTURE
 115 Plumtrees Road • Bethel, Connecticut 06801 • 203-734-1478

