

APPLICATION OR APEAL#: 18-22

**APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS**

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

1) Applicant: Michael & April Imhoff  
Mailing Address: 73 Lake Dr N, CI Box 316  
New Fairfield, CT 06812 Phone#: 612-247-8159  
Email: michael.imhoff@gmail.com

2) Premises located at: 73 Lake Dr N, New Fairfield, CT 06812 on the (N S E W) side of the street  
at approx. 665 feet (N S E W) from Sunset Trail (nearest intersecting road).

3) Property Owner Name: April Forte Imhoff

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 53

5) Zone in which property is located: 1 Area of Lot: 15,116 SQ. FT.

6) Dimensions of Lot: Frontage: 75' Average Depth: 663'

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: May 17, 1973 - Appeal No. 16-73

10) Proposal for which variance is requested: See attachment

Hardship: See attachment

11) Date of Zoning Commission Denial: March 29, 2022

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

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

Setbacks Requested: Front to: 40' to 15.8' (16.3' EX) Rear to: No Changes  
Side to: 20' to 9.3' (9.3' EX) Side to: 20' to 4.3' (4.3' EX)



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: April Imhoff DATE: 2/24/2022



Imhoff ZBA Attachment

**10) Proposal for which variance is requested;**

Seeking a variance to re-build a two-story single-family home on the existing footprint, requesting a front setback variance of 15.8' (existing is 16.3'), a south side setback variance of 4.3' to construct an addition not encroaching additionally on the 4.3' existing footprint from the property line, and a north side variance of 9.3' (existing 9.3').

**Hardship;**

The property is an existing non-conforming, narrow and odd shaped lot with sloping topography.

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan G. White, Zoning Enforcement Officer  
**DATE:** March 29, 2022  
**PROPERTY OWNER:** Michael & April Imhoff  
**PROPERTY ADDRESS:** 73 Lake Drive North (C.I.)  
**APPLICANT/AGENT:** Stacey Keating Architecture  
**MAILING ADDRESS:** 73 Lake Drive North (C.I.) P.O. Box 316  
**ZONING DISTRICT:** R-44 **MAP:** 15 **BLOCK:** 1 **LOT:** 53

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:

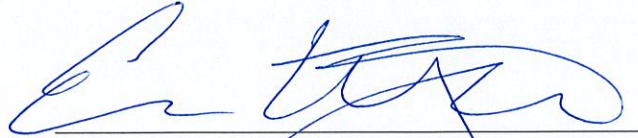
Sections:

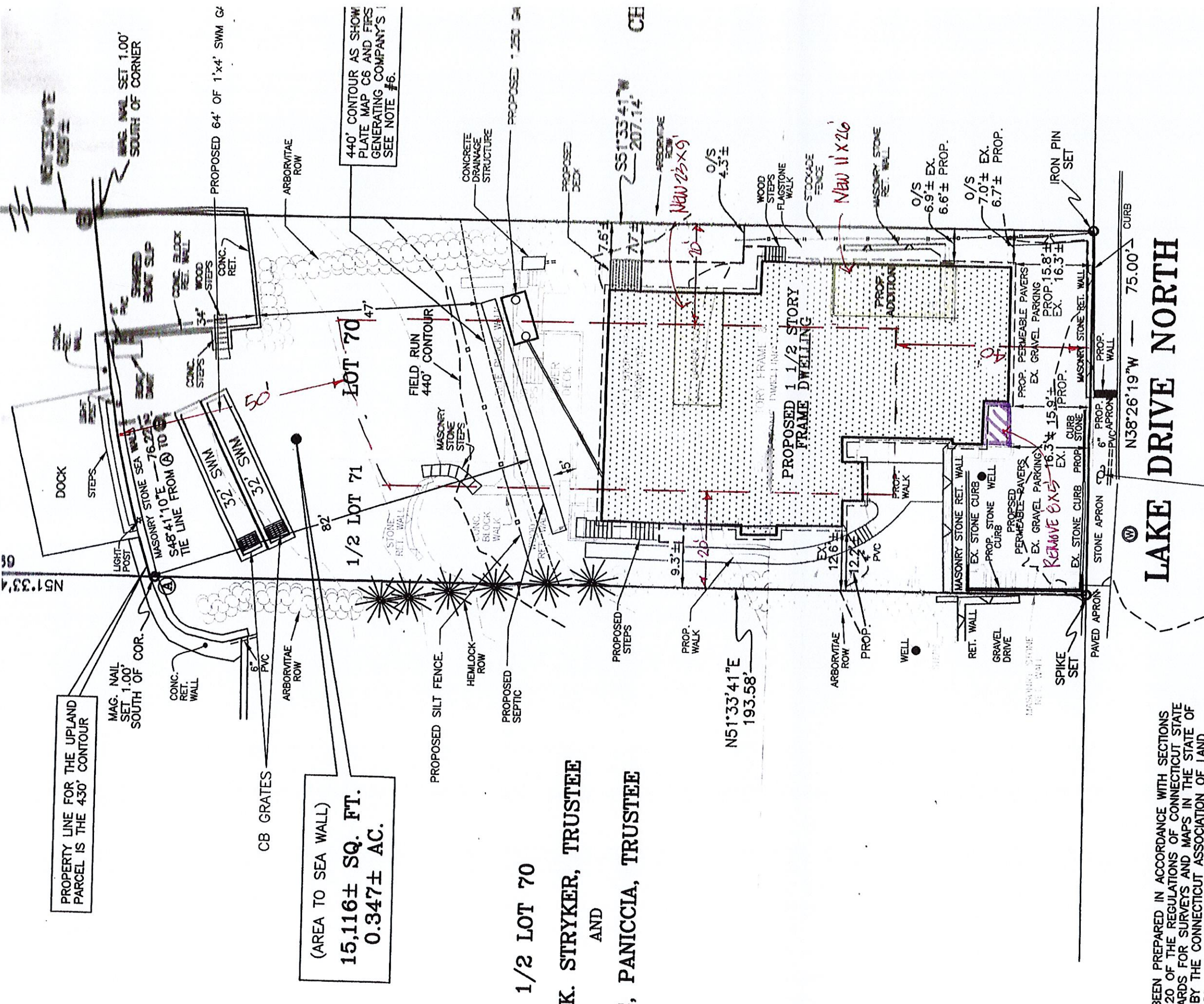
- 3.2.5-Minimum Lot Area & Frontage (A+B)
- 3.2.6-Minimum Building & Structure Setbacks (A+B)
- 3.2.7-Maximum Building Area
- 3.2.8-Maximum Impervious Surface
- 3.2.11-Minimum Lot Dimensions
- 7.1.12-Improved Lots Not In a Validated or Approved Subdivision
- 7.2.3-Nonconforming Use of Building or Structure; 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



# LAKE DRIVE NORTH

## PROPERTY PREPARED

### APRIL FORT

#73 LAKE DRIVE NORTH NEI  
SCALE: 1" = 50'

(AREA TO SEA WALL)  
15,116± SQ. FT.  
0.347± AC.

1/2 LOT 70  
K. STRYKER, TRUSTEE  
AND  
E. PANICCIA, TRUSTEE

AS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 1b-20 OF THE REGULATIONS OF CONNECTICUT STATE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CT BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY AT AN ACCURACY CLASS A-2.

183, VOL. 488 PG. 657 & VOL. 449 PG. 1119 DS.

1. #1149, & #1194 NEW FAIRFIELD LAND RECORDS.

2. PLAN LOT 71 & 1/2 OF LOT 70 SUBDIVISION ONE PREPARED FOR ISADORE SCHNEIDER NEW FAIRFIELD CT NOVEMBER 16, 1972 BY C.J. OSBORNE, JR R.L.S.

3. AP SHOWING LOT 69 AND 1/2 LOT 70 CANDLEWOOD CT ON A NEW FAIRFIELD, CONNECTICUT PREPARED FOR SALE: 1" = 20' MARCH 17, 1992 BY ROBERT M.

FOR FLOWAGE RIGHTS TO THE 440' CONTOUR LINE.

IG = 28.5%

SED = 26.3%

ING = 39.8%

OSED = 35.6%

1.

2. FRONT YARD - 40'

3. SIDE YARD - 20'

4. REAR YARD - 50'



Proposed Addition / Renovation to;  
The Imhoff Residence  
73 Lake Drive North, Ct, New Fairfield, CT 23 March '22

KEANEY & CO LLC  
7 Candlewood Hgts. New Milford, CT  
203.948.6382 ~skdesigner@sbcglobal.net

SHEET NUMBER

1

REVISION #:



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3

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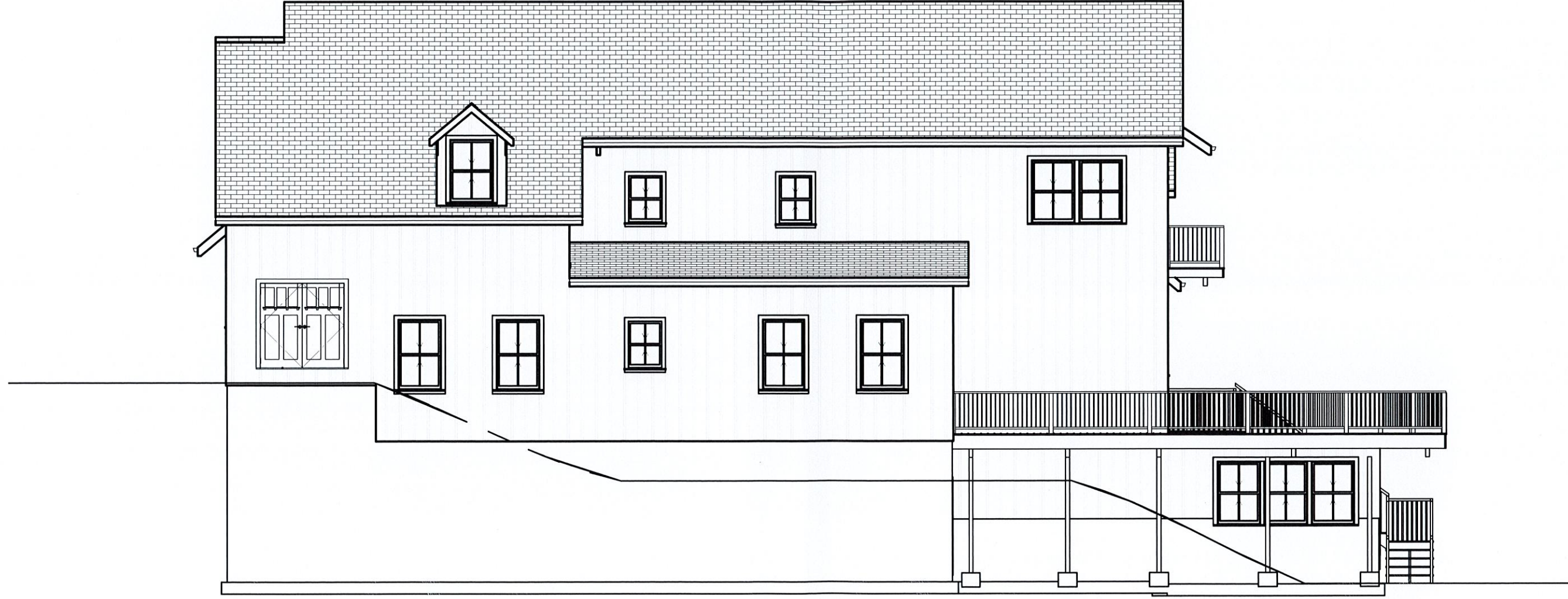
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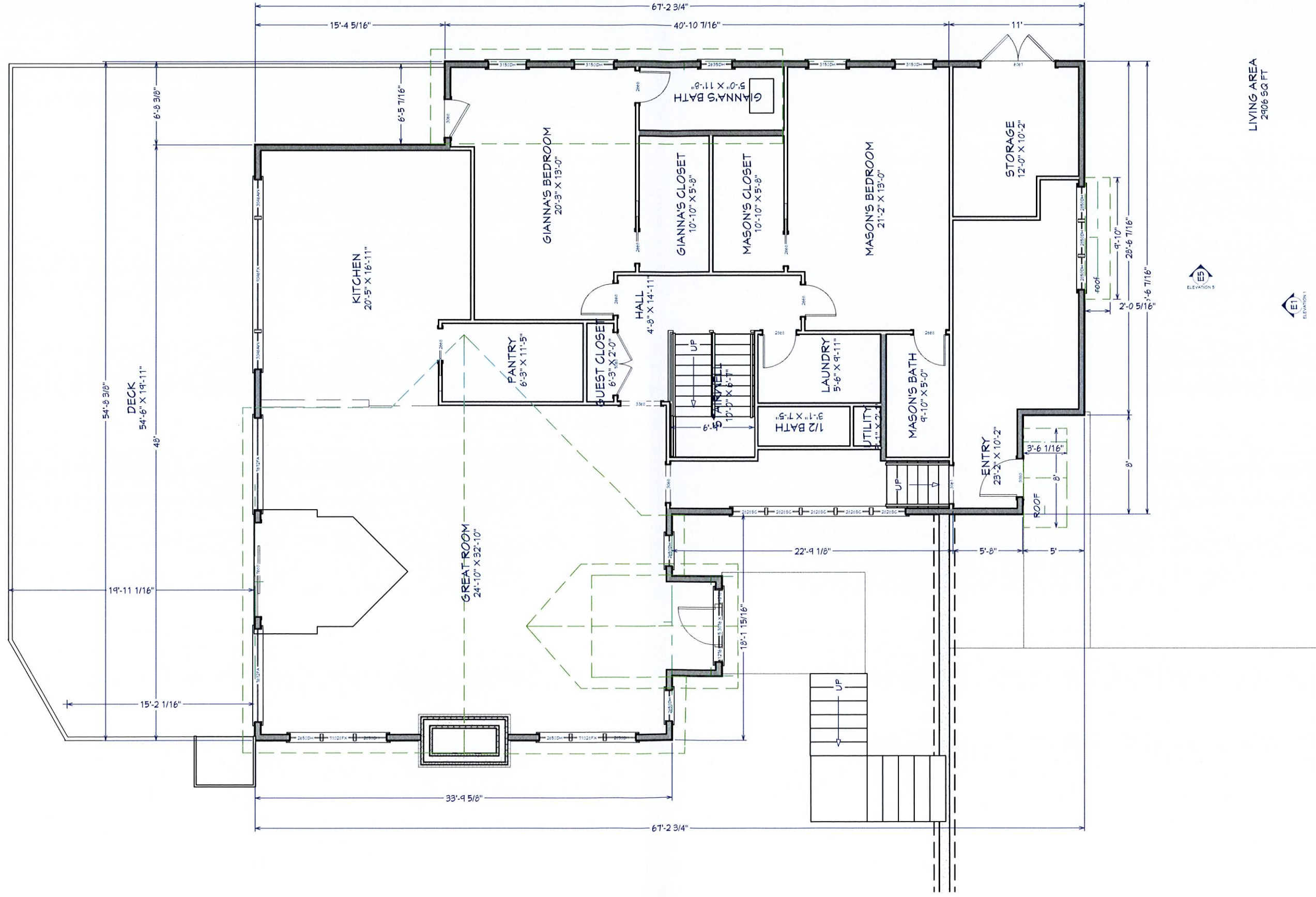
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SHEET NUMBER

5

REVISION #

ELEVATION 3  
E3  
1



LIVING AREA  
2906 SQ FT

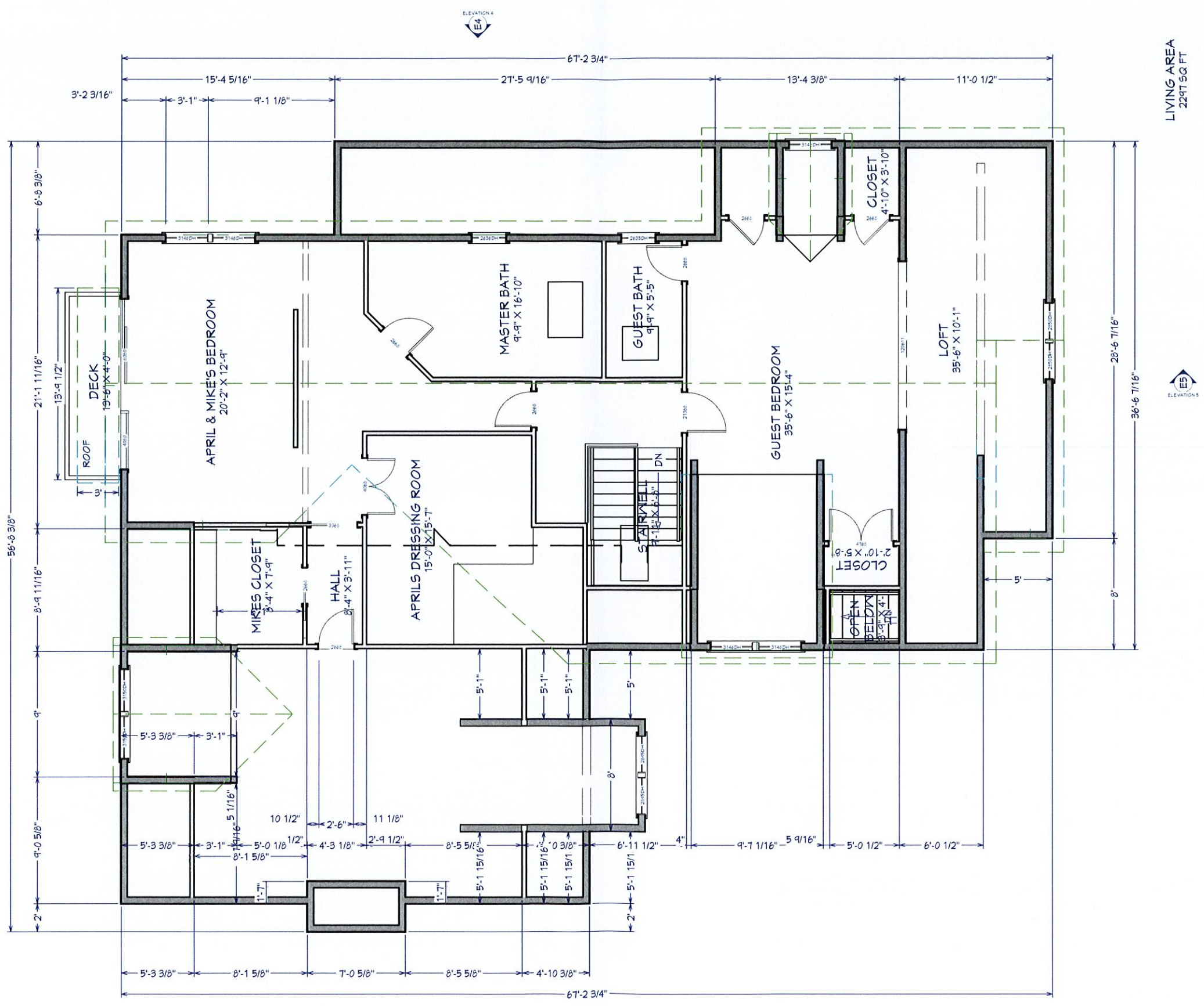
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6

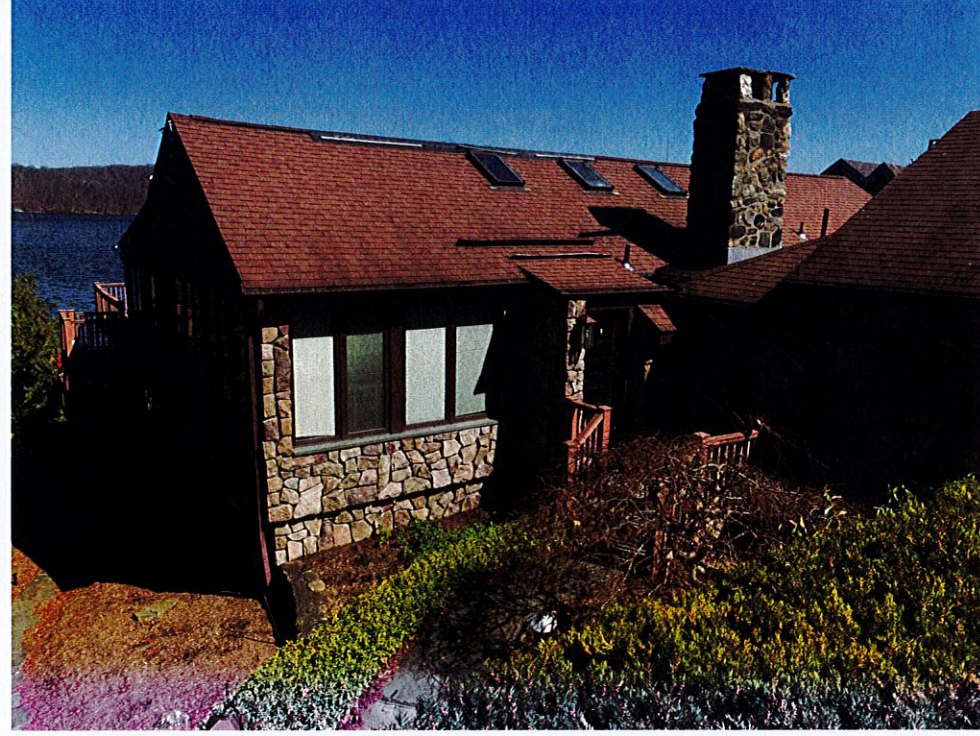
REVISION #:



LIVING AREA  
2297 SQ. FT.

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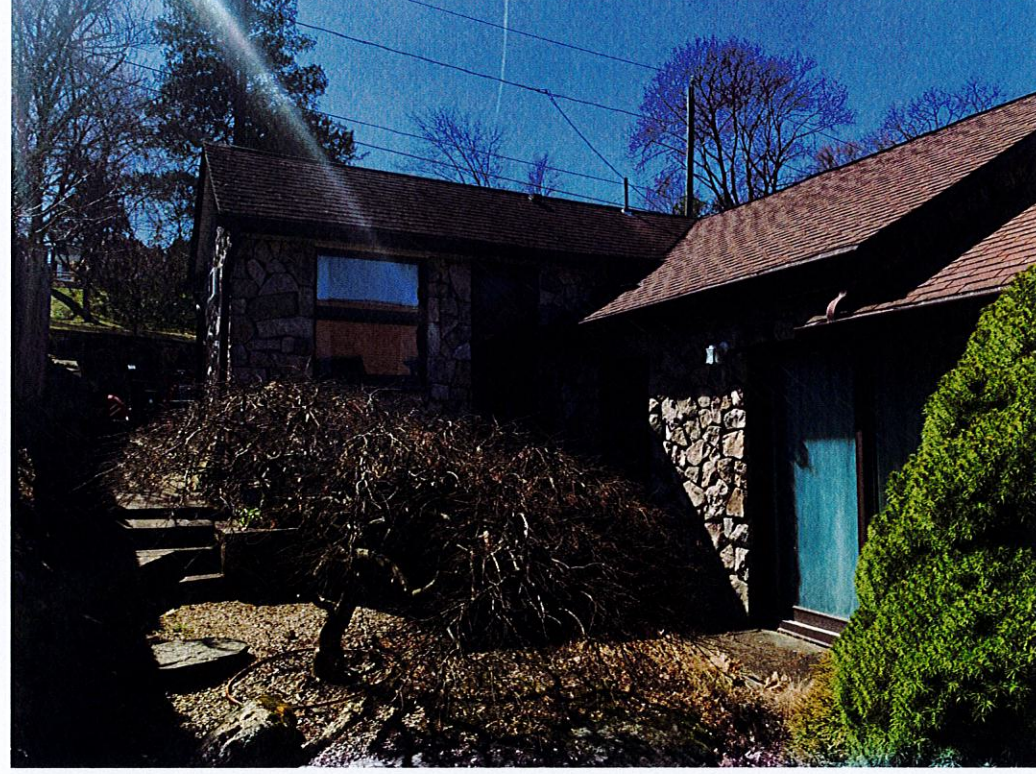
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**Imhoff Residence – 73 Lake Drive North – Photos from uphill neighbors**



Alper Residence – 62 Lake Drive North – View from front door



Alper Residence – 62 Lake Drive North – View from front patio next to living room



Alper Residence – 62 Lake Drive North – View from front yard



Richard Gravante Residence – 64 Lake Dr North – View from living room windows