

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Daniel J. Lamb, Architect
Mailing Address: 15 Bostwick Place
New Milford, CT 06774 Phone#: 860.350.2646
Email: ilamb.daniel.j@gmail.com cell 860.204.1847

2) Premises located at: 19 Southview Road on the (N E W) side of the street
at approx. _____ feet (N S E W) from _____ (nearest intersecting road).

3) Property Owner Name: Andrew & Naomi Magoon
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT Architect

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 19+20

5) Zone in which property is located: R-44 Area of Lot: 0.33 Acres 14,387 #

6) Dimensions of Lot: Frontage: 124' Average Depth: ± 117.5'

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? NO

If so, give dates and application numbers: Addition of a two car garage and


10) Proposal for which variance is requested: Entry stair hall on main level
Addition of three bedrooms, two baths, and storage room over
garage on second floor. Alteration of existing bedrooms into

Hardship: Existing residence is in nonconformance study.
so any addition increases non-conformance.

11) Date of Zoning Commission Denial: APRIL 26, 2022 Zoning variance for

12) Variance(s) Requested: () USE (X) DIMENSIONAL increased non-conformance
Zoning Regulations (sections): See attached Non-Compliance Letter horizontal & vertical.

Setbacks Requested: Front to: EXIST'G 22.8' 22.8' Rear to: Meets 30' setback
North Side to: EXIST'G 15.2' South Side to: Meets 20' setback

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

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: NA

SIGNATURE OF OWNER OR AGENT: Daniel J. Lamb DATE: 04.21.22



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: April 26, 2022

PROPERTY OWNER: Andrew & Naomi Magoon

PROPERTY ADDRESS: 19 Southview Road

APPLICANT/AGENT: Daniel Lamb, Architect

MAILING ADDRESS: 15 Bostwick Place, New Milford, CT 06776

ZONING DISTRICT: R-44 **MAP:** 10 **BLOCK:** 3 **LOT:** 19+20

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

3.2.11-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)

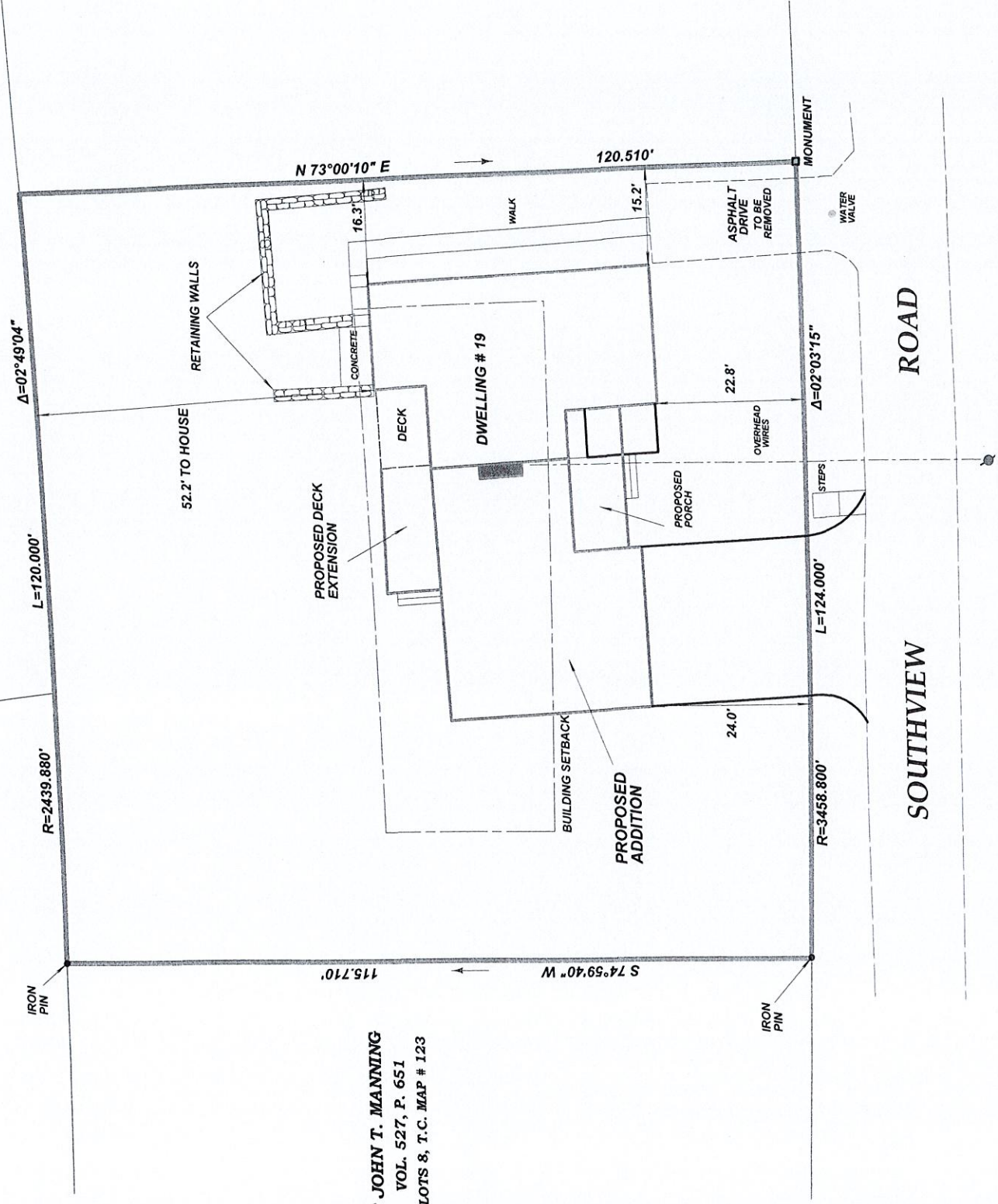
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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

N/F JOHN T. MANNING
VOL. 527, P. 651
LOTS 8, T.C. MAP # 123



ROAD

SOUTHVIEW

SCALE

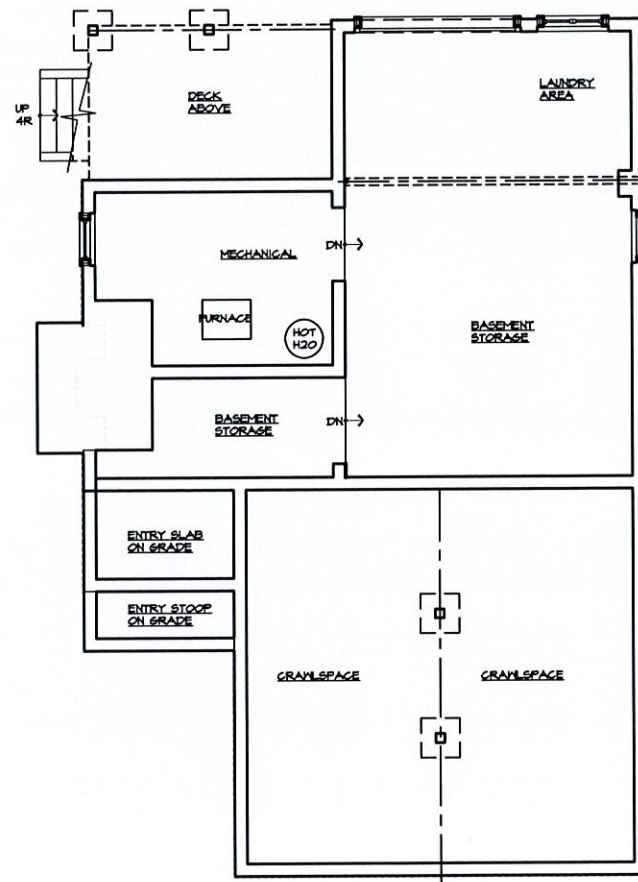
MAGOON RESIDENCE

IMPROVEMENT AND ADDITIONS

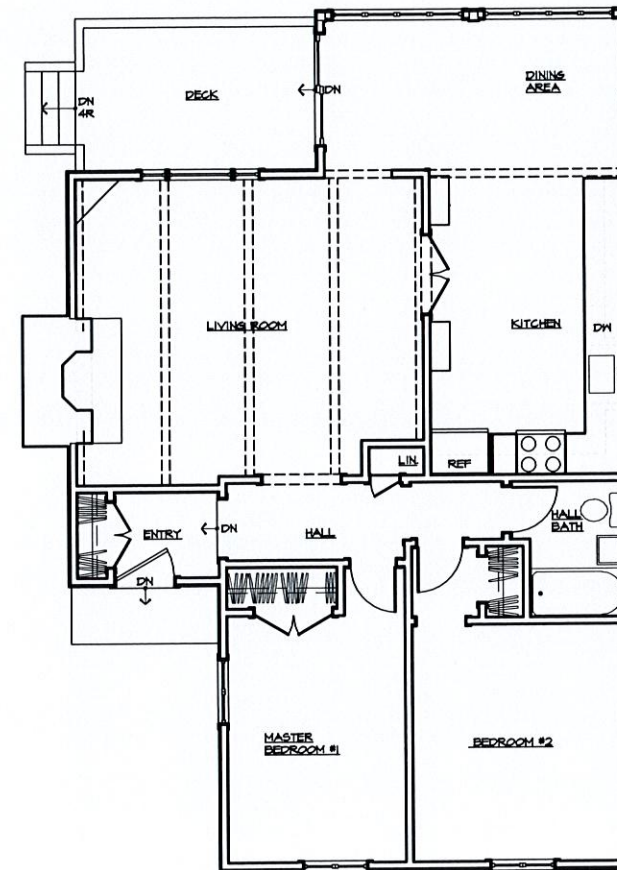
BY **BRUCE W. HARRIS, ARCHITECT**
 1100 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

OWNER: **MR. & MRS. MAGOON**

AS SHOWN ON THESE PLANS
 UNLESS OTHERWISE NOTED
 OTHERWISE NOTED



2 EXISTING CONDITIONS - BASEMENT FLOOR PLAN
 EX-1 1/4"=1'-0"



1 EXISTING CONDITIONS - FIRST FLOOR PLAN
 EX-1 1/4"=1'-0"

EXISTING CONDITIONS

FIRST & SECOND FLOOR PLANS

DATE: 08/08

SCALE: 1/4"=1'-0"

EX - 1

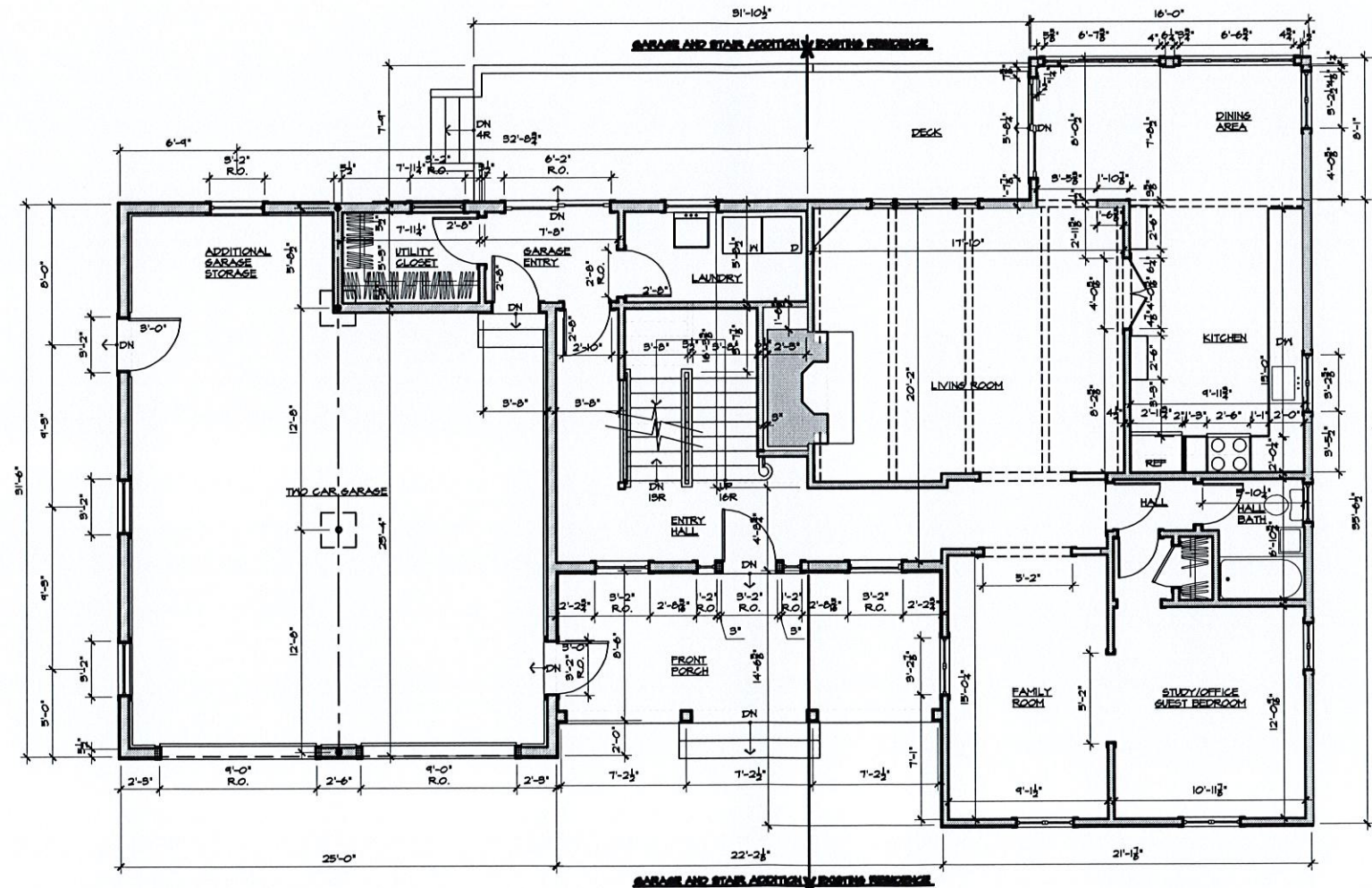
MAGOON RESIDENCE

PROPOSED ADDITIONS AND ALTERATIONS

PREPARED BY
ARCHITECT & INTERIOR DESIGNER
 [Firm Name]
 [Address]
 [City, State, Zip]

DATE: [Date]
 DRAWING NO. [Number]

ARCHITECT
 [Firm Name]
 [Address]
 [City, State, Zip]



FIRST FLOOR PLAN
 1/4" = 1'-0"

- LEGEND**
- EXISTING TO REMAIN
 - EXISTING TO BE REMOVED
 - NEW CONSTRUCTION
 - LINE ABOVE EXISTING

PROPOSED ADDITIONS AND ALTERATIONS

FIRST FLOOR PLAN OPTION A

DATE: [Date]
 DRAWING NO. [Number]

A - 1A

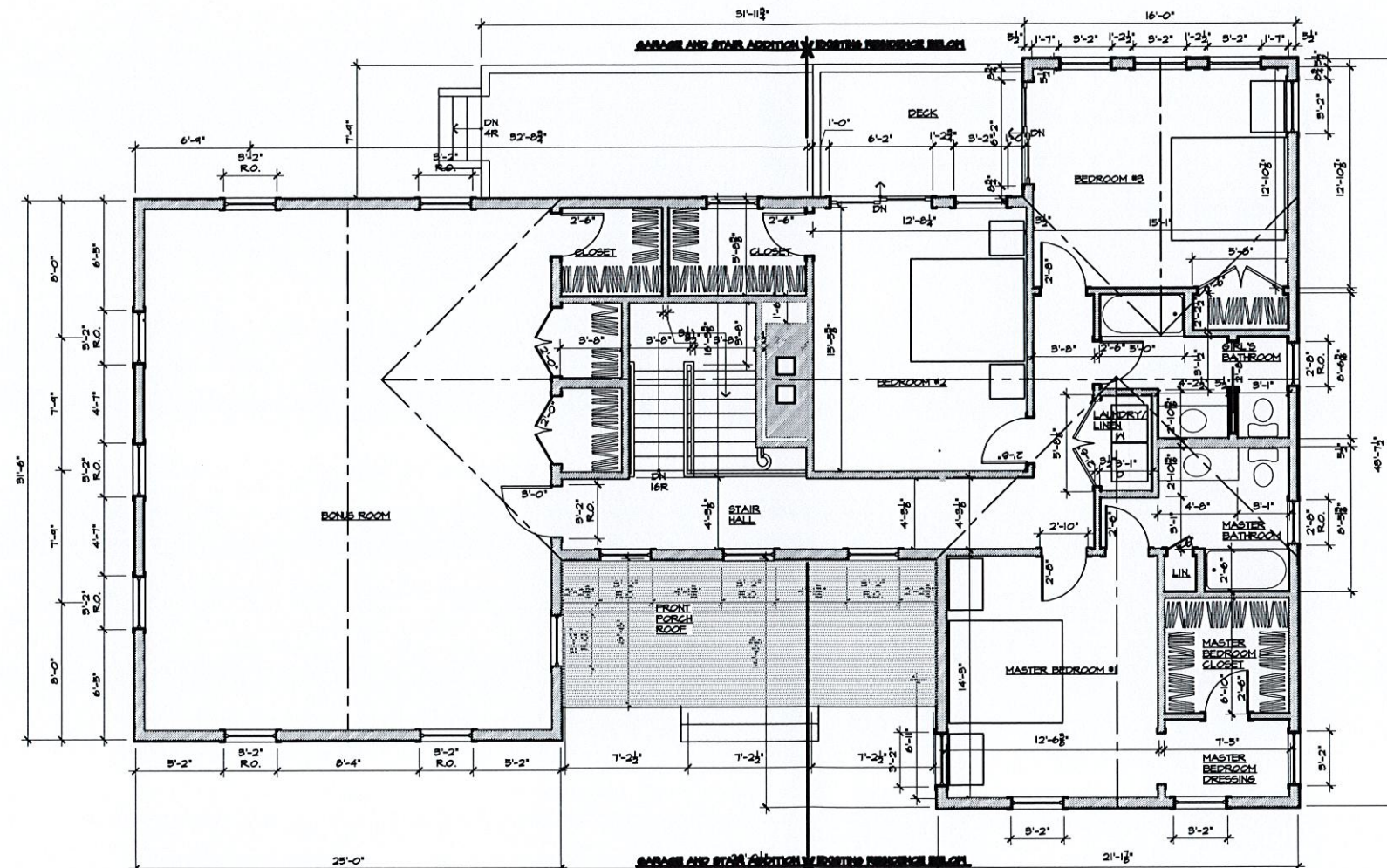
MAGOON RESIDENCE

PROPOSED ADDITIONS AND ALTERATIONS

PROPOSED ADDITIONS AND ALTERATIONS
 SECOND FLOOR PLAN
 OPTION A

PROPOSED ADDITIONS AND ALTERATIONS
 SECOND FLOOR PLAN
 OPTION A

PROPOSED ADDITIONS AND ALTERATIONS
 SECOND FLOOR PLAN
 OPTION A



1 SECOND FLOOR PLAN
 A-2 1/4"=1'-0"

PROPOSED ADDITIONS AND ALTERATIONS

SECOND FLOOR PLAN
 OPTION A

DATE: 08/08

SCALE: 1/4"=1'-0"

A - 2A

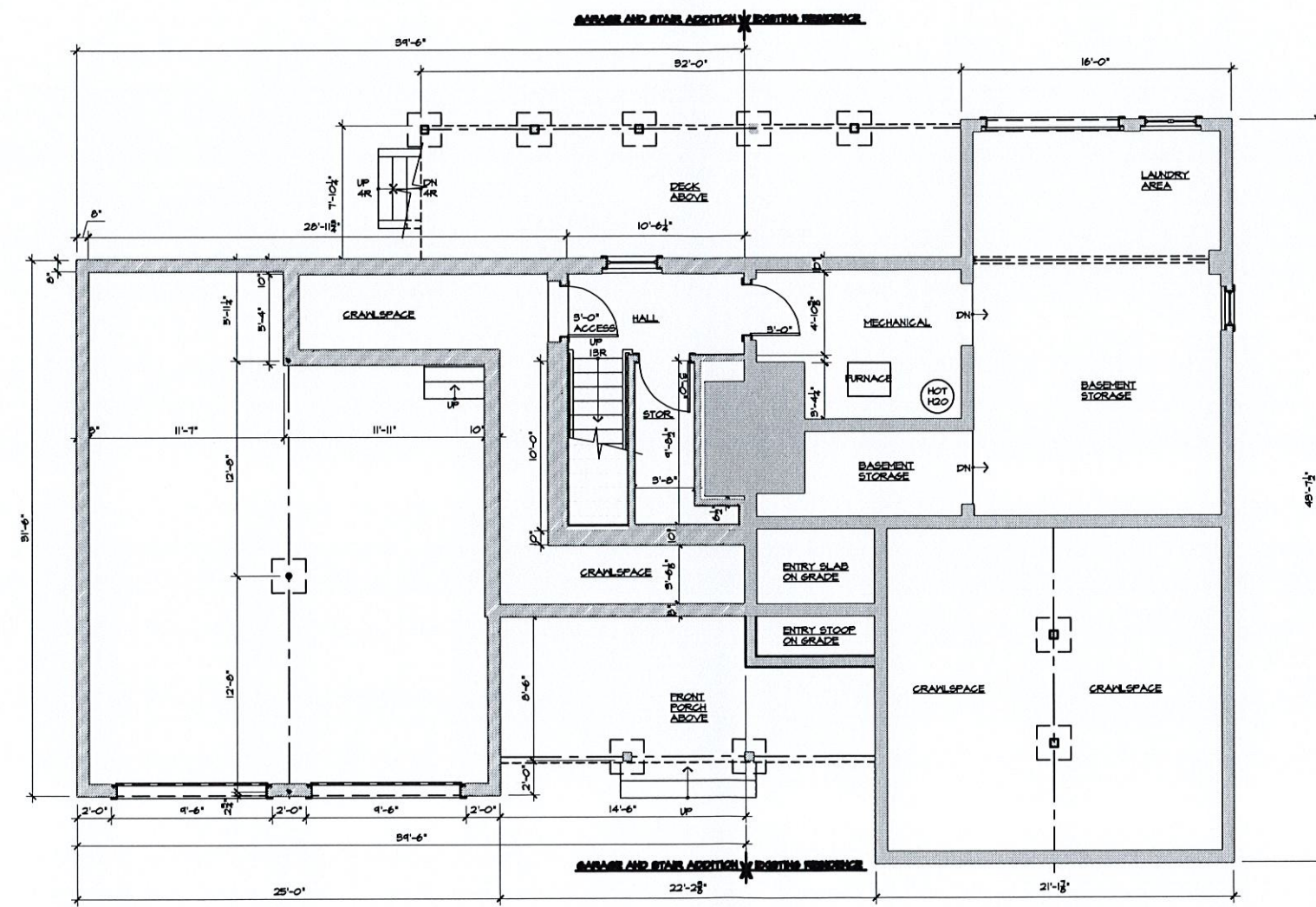
MAGOON RESIDENCE

PROPOSED ADDITIONS AND ALTERATIONS

Prepared by
ARCHITECTURAL
DESIGNERS
AND
PLANNERS
OF
THE
MAGOON RESIDENCE

Prepared by
THE ARCHITECT, OF THE
MAGOON RESIDENCE

ARCHITECT
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EXISTING CONDITIONS - BASEMENT FLOOR PLAN
A-B 1/4"=1'-0"

- LEGEND
- EXISTING TO REMAIN
 - - - EXISTING TO BE REMOVED
 - ▬ NEW CONSTRUCTION
 - - - LINE ABOVE EXISTING

PROPOSED ADDITIONS AND ALTERATIONS

BASEMENT FLOOR PLAN OPTION A

10-20-2020

SEEK UP-20

A - 3A

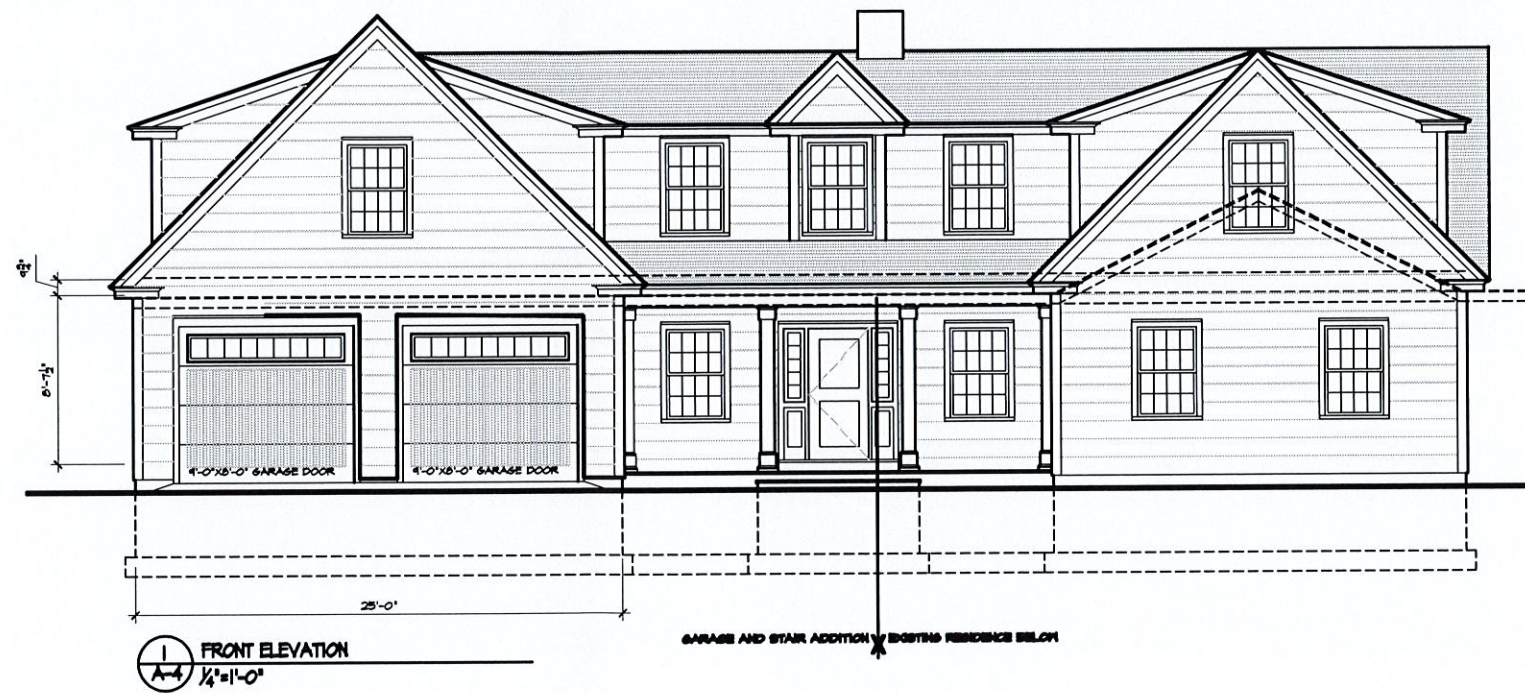
**MAGOON
RESIDENCE**

**PROPOSED ADDITIONS
AND ALTERATIONS**

**BY
ARCHITECT
AND
ENGINEER
OF
THE
STATE
OF
CALIFORNIA**

**REGISTERED
ARCHITECT
AND
ENGINEER**

**ARCHITECT
FIRM
ADDRESS
CITY
STATE
ZIP
PHONE**



**PROPOSED ADDITIONS
AND ALTERATIONS**

**SECTION
FRONT ELEVATION**

SCALE

DATE 11-17-99

A - 4