

Revised
18-22

APPLICATION OR APEAL#:

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: _____

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: 11' to 440' line
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

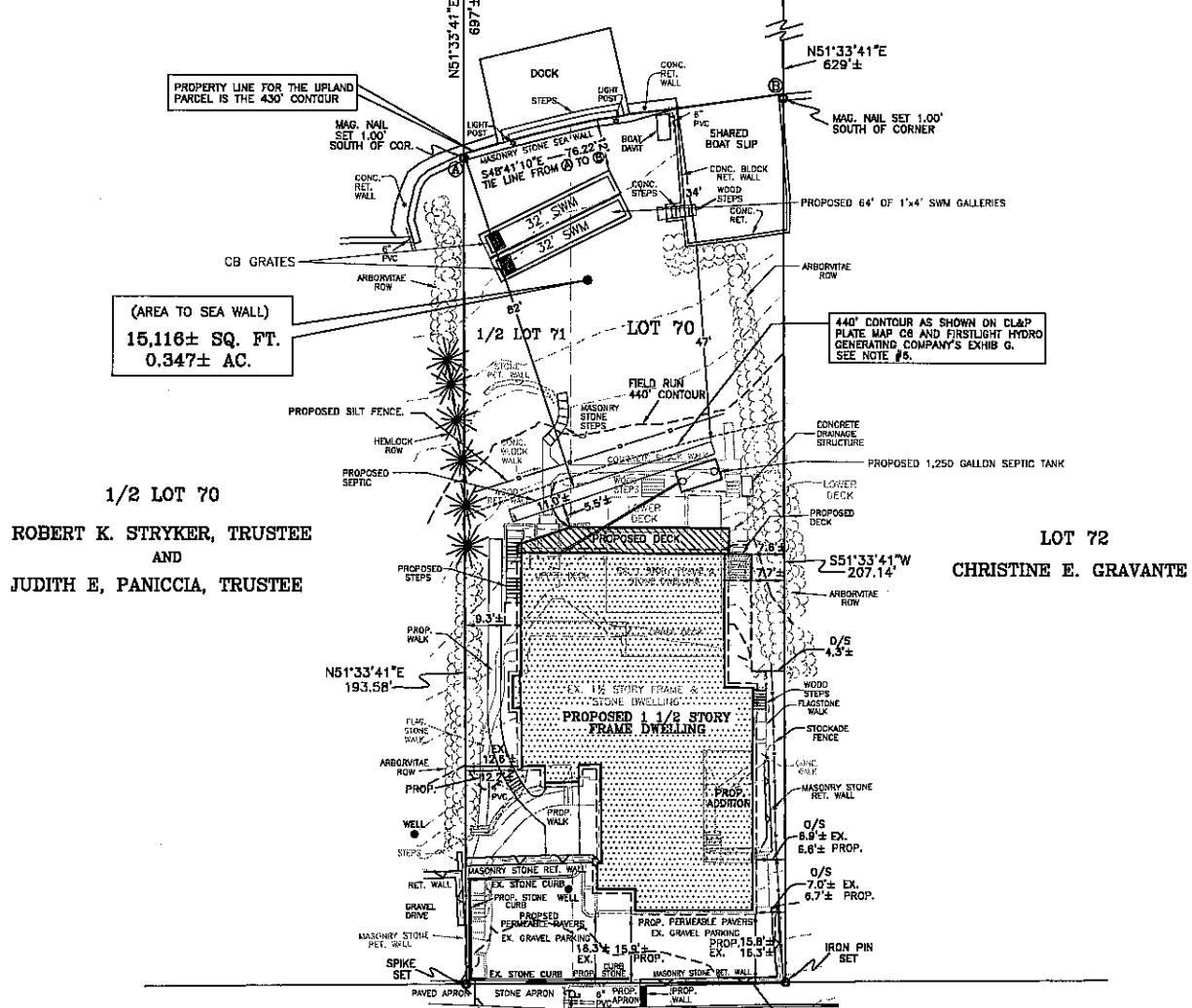
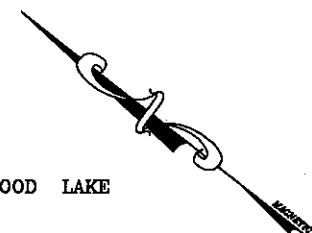
14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days
of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: _____

SIGNATURE OF OWNER OR AGENT: April Imhoff DATE: 2/24/2022

CANDLEWOOD LAKE

1.3± AC.
(AREA UNDER WATER)

CANDLEWOOD LAKE



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

LOT 72
CHRISTINE E. GRAVANTE

NOTES
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 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. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

- 2. REFER TO VOL. 498 PG. 1083, VOL. 488 PG. 857 & VOL. 449 PG. 1119 NEW FAIRFIELD LAND RECORDS.
- 3. REFER TO MAP #126, #1121, #1149, & #1194 NEW FAIRFIELD LAND RECORDS.
- 4. REFER TO MAP ENTITLED "LOT PLAN LOT 71 & 1/2 OF LOT 70 SUBDIVISION ONE SECTION A CANDLEWOOD ISLE PREPARED FOR ISADORE SCHNEIDER NEW FAIRFIELD CONNECTICUT SCALE 1" = 40' NOVEMBER 18, 1972" BY C.J. OSBORNE, JR R.L.S.
- 5. REFER TO MAP ENTITLED "MAP SHOWING LOT 69 AND 1/2 LOT 70 CANDLEWOOD ISLE SUBDIVISION ONE SECTION A NEW FAIRFIELD, CONNECTICUT PREPARED FOR LAWRENCE E. SCHWARTZ SCALE: 1" = 20' MARCH 17, 1992" BY ROBERT M. BENNISON L.L.S.
- 6. REFER TO VOL. 12 PG. 122 FOR FLOWAGE RIGHTS TO THE 440' CONTOUR LINE.
- 7. BUILDING COVERAGE: EXISTING = 28.5%
PROPOSED = 28.1%
- 8. IMPERVIOUS COVERAGE: EXISTING = 39.8%
PROPOSED = 37.3%
- 9. PROPERTY LOCATED IN ZONE 1.
MINIMUM BUILDING SETBACKS: FRONT YARD - 40'
SIDE YARD - 20'
REAR YARD - 50'

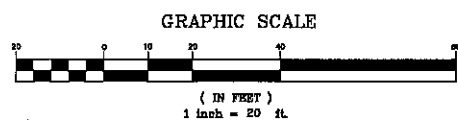
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

Charles C. Farnsworth
CHARLES C. FARNSWORTH L.L.S.
CONN. REG. #15768

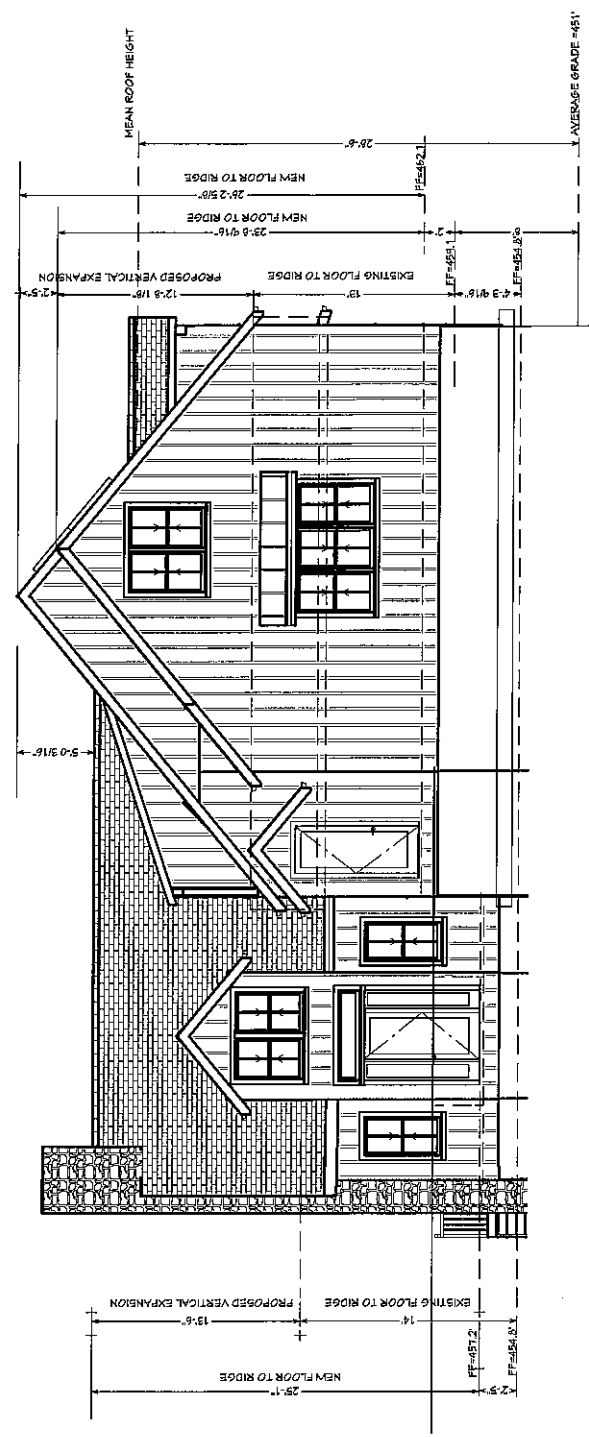
JOHN M. FARNSWORTH & ASSOCIATES
26 STUART ROAD WEST BRIDGEWATER, CT 08752
PH: 860-354-1251 FAX: 860-354-7891
EMAIL -- charlesfarnsworth@charter.net



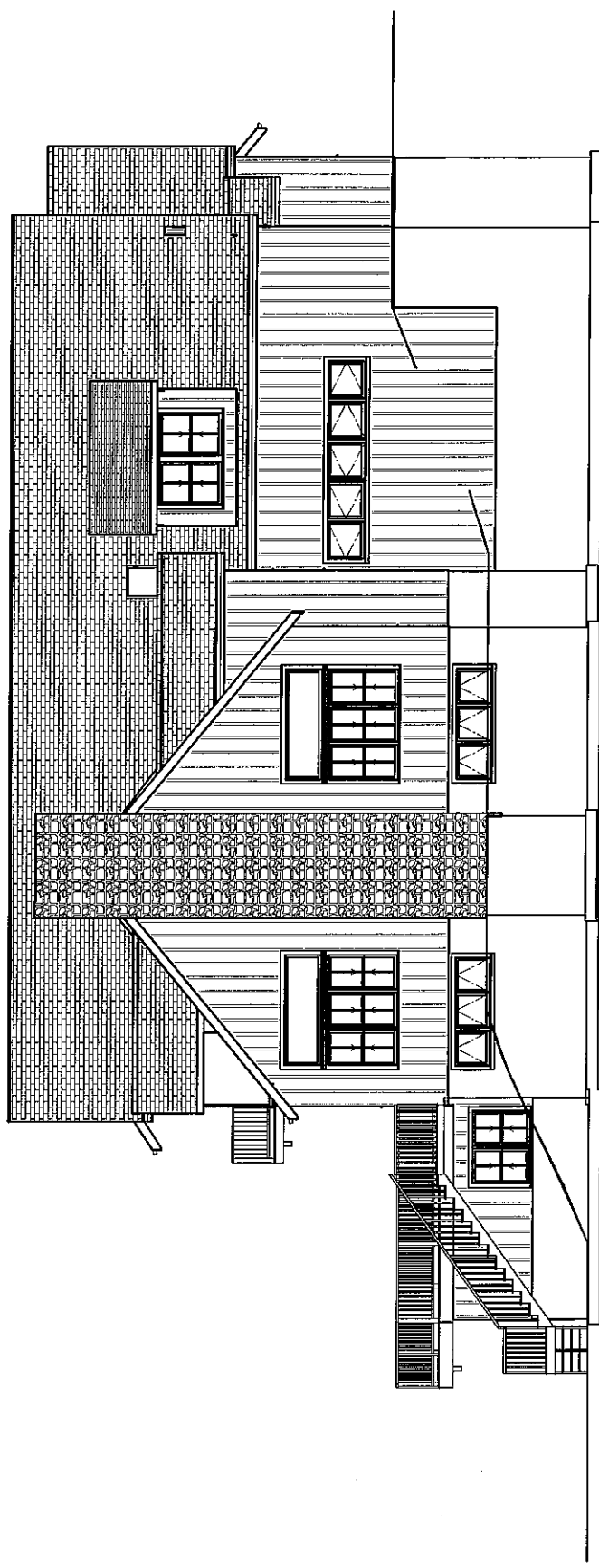
PROPERTY SURVEY
PREPARED FOR
APRIL FORTE IMHOFF
#73 LAKE DRIVE NORTH NEW FAIRFIELD, CONNECTICUT
SCALE: 1" = 20' MAY, 2021
REVISED APRIL 26, 2022
(ADD REAR DECK, REVISE BUILDING COVERAGE & IMPERVIOUS COVERAGE)
TOTAL AREA = 1.845± AC.



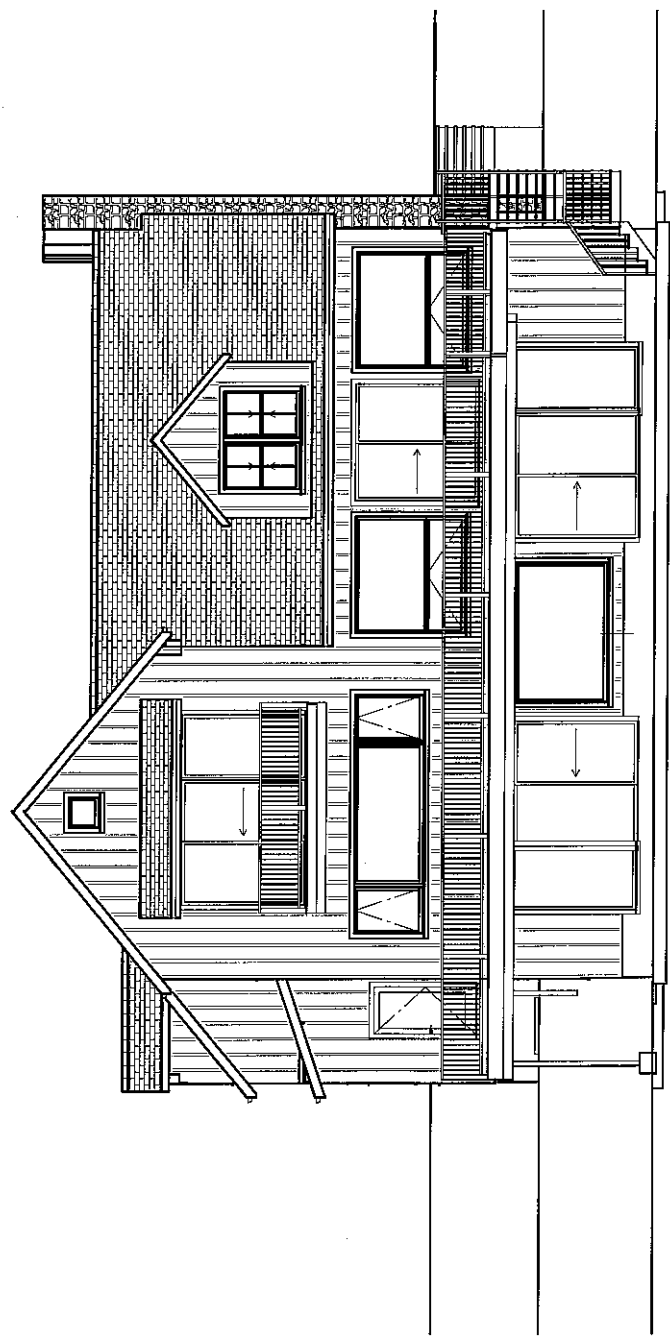




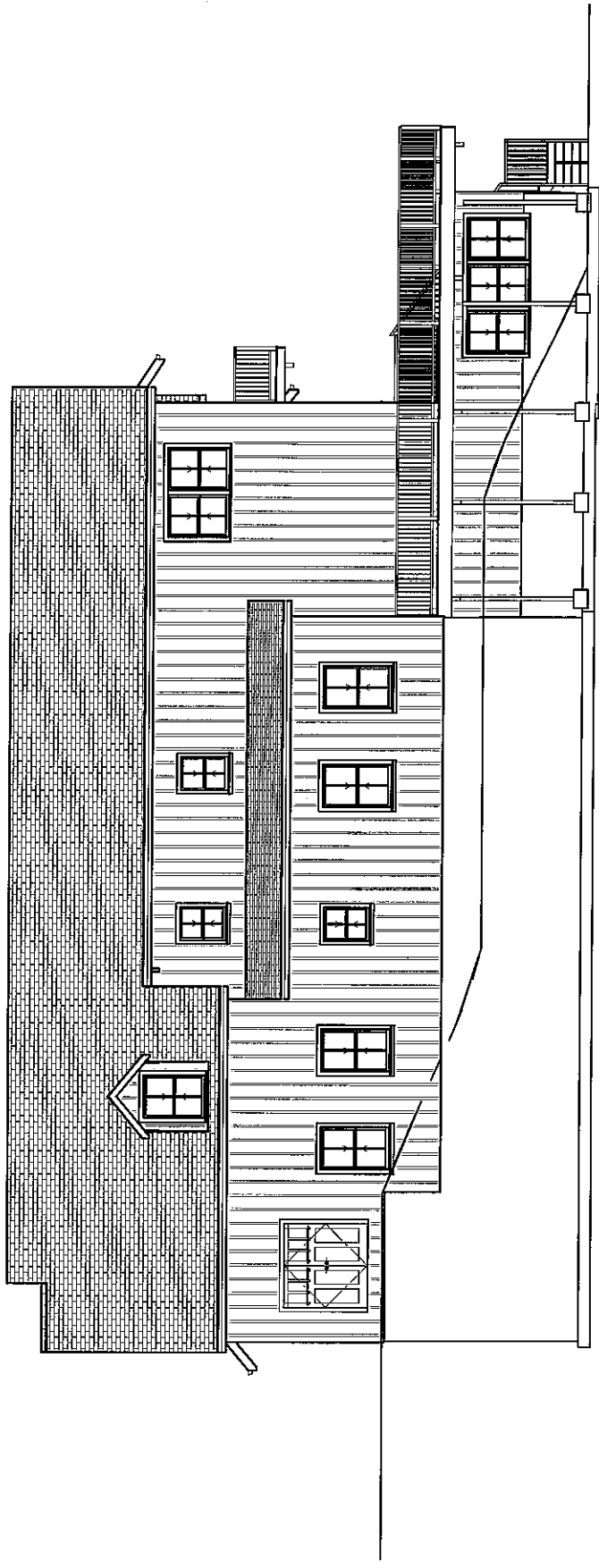
FRONT ELEVATION



LEFT-SIDE ELEVATION

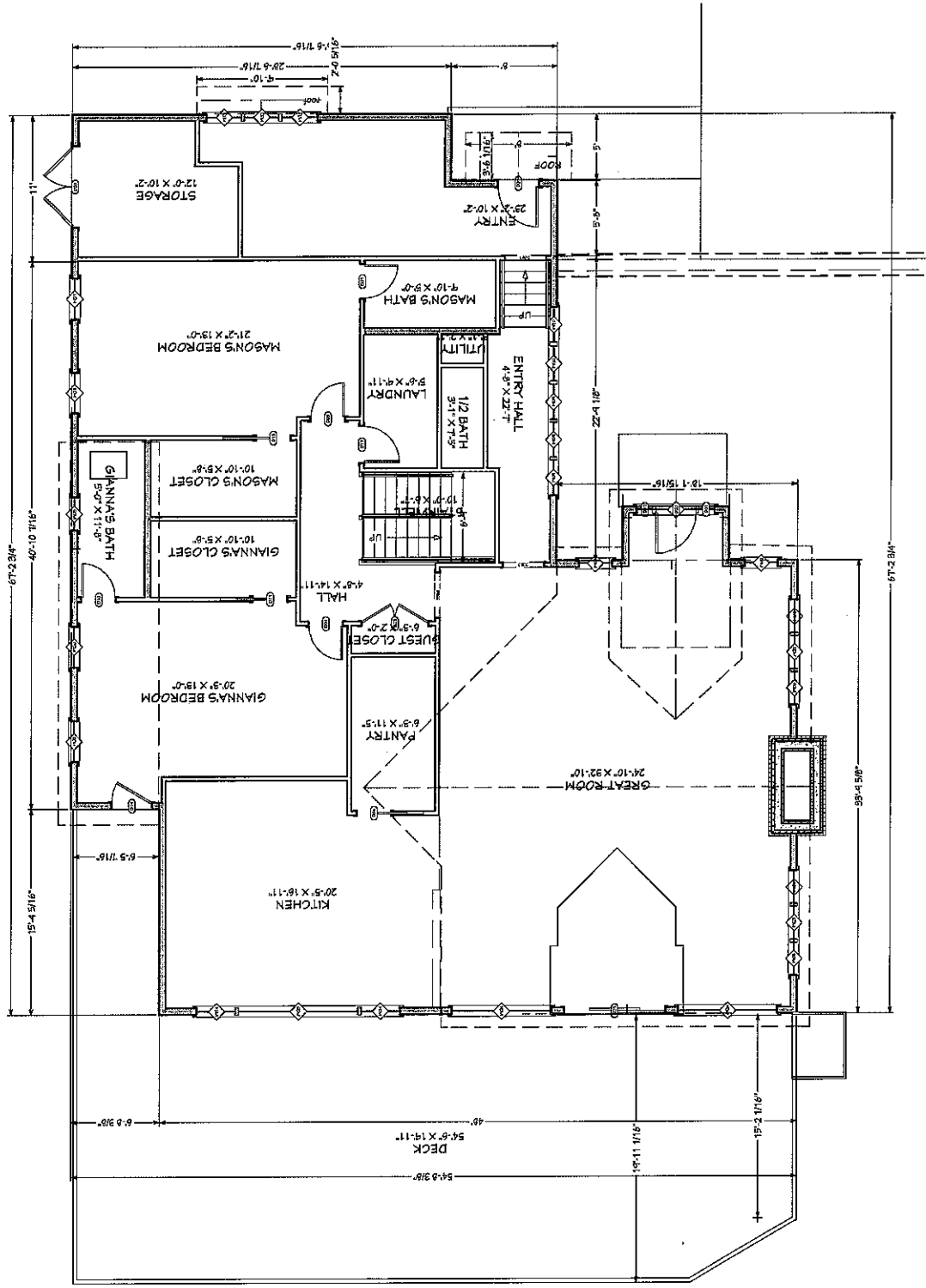


REAR ELEVATION



RIGHT-SIDE ELEVATION

FIRST FLOOR PLAN



SECOND FLOOR PLAN

