

received
5-18-2022 11A

APPLICATION OR APEAL#: 29-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: MICHELE & CHET SCHNEIDER
Mailing Address: 88 HARDEN DRIVE, LAGRANGEVILLE, NY 12540
Phone#: (845) 590-3767
Email: M28SCHNEIDER@GMAIL.COM

2) Premises located at: 10 CANDUEWOOD KNOXES RD on the (N S E W) side of the street
at approx. 1000 feet (N S E W) from R39 (nearest intersecting road).

3) Property Owner Name: MICHELE & CHET SCHNEIDER
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 20 Block No.: 11 Lot No.: 9

5) Zone in which property is located: R-44 Area of Lot: 12,960 sq ft

6) Dimensions of Lot: Frontage: 125' Average Depth: 103'

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: 4/28/82 VOL 144 pg 302

10) Proposal for which variance is requested: WE WISH TO BUILD A 26' X 23' ADDITION, 2 STORY, W/AN 6' X 26' UPPER & LOWER DECK ON THE EAST SIDE. ENLARGE AND REPLACE A REAR UPPER STAIR & DECK ON THE EXISTING HOME & A REAR EXIT DECK FROM
Hardship: THE ADDITION TO THE REAR YARD

11) Date of Zoning Commission Denial: N/A [WOULD ONLY ALLOW FOR A 12' DEEP ADDITION W/ TOPOGRAPHY & LEGAL SETBACKS.

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

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

Setbacks Requested: Front to: 20.5' Rear to: 40.9'
Side to: N/A Side to: N/A

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: Michele Schneider DATE: May 18 '22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: May 24, 2022

PROPERTY OWNER: Michele & Chet Schneider

PROPERTY ADDRESS: 10 Candlewood Knolls Road

APPLICANT/AGENT: Michele & Chet Schneider & Stacey Keating (Agent)

MAILING ADDRESS: 89 Harden Drive, Lagrangeville, NY 12540

ZONING DISTRICT: R-44 **MAP:** 20 **BLOCK:** 11 **LOT:** 9

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+C)

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surfaces

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

F VOL 144 PAGE 302

STATE OF Ny.
COUNTY OF Manhattan ss:

On this the 9th day of March, 1982, before me, Bonnie Januszewski, the undersigned officer, personally appeared, Marc H. Gratt, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

Received for Record: JUL 14 1982

at 1:50 p M. and recorded by

Diana M. Peck
DIANA M. PECK, Town Clerk, New Fairfield, Ct.

BONNIE JANUSZEWSKI
Notary Public, State of New York
No. 21-01JA
Qualified in Kings County
Commission Expires March 30, 1983

Bonnie Januszewski
Notary Public



VOL 144 PAGE 302

ZONING COMMISSION

TOWN of NEW FAIRFIELD

NEW FAIRFIELD, CONNECTICUT

06810

April 29, 1982

Mr. and Mrs. Armando Touron
RR 5, Box 56
New Fairfield, Ct. 06810

Dear Mr. and Mrs. Touron:

This is to advise you that following a public hearing held on April 28, 1982, the Zoning Board of Appeals GRANTED your application for a variance of the side yard set-back line from 20' to 10' in order to expand a presently existing non-conforming building. Said premises being located on the westerly side of Old Town Road approximately 200' distant of its intersection with Lake Drive, known as Map 20, Block 11, Lot 9, Candlewood Knolls.

There is a 15 day waiting period from the date this is published in the local newspaper, which will be on May 3, 1982. Your variance must be exercised within two years from this date.

It will be necessary for you to file a copy of this letter with the Town Clerk for a recording in the land records of the Town. There is a small fee associated with the recording of this instrument.

Very truly yours,

ZONING BOARD OF APPEALS
TOWN OF NEW FAIRFIELD

Robert J. Doyle
Robert J. Doyle, Chairman

Received for Record JUL 14 1982

RJD:ma
Enc.

CERTIFIED MAIL NO. P20 5500911

at 8:51 m AM. and recorded by

Diana M. Peck
DIANA M. PECK, Town Clerk, New Fairfield, Ct.

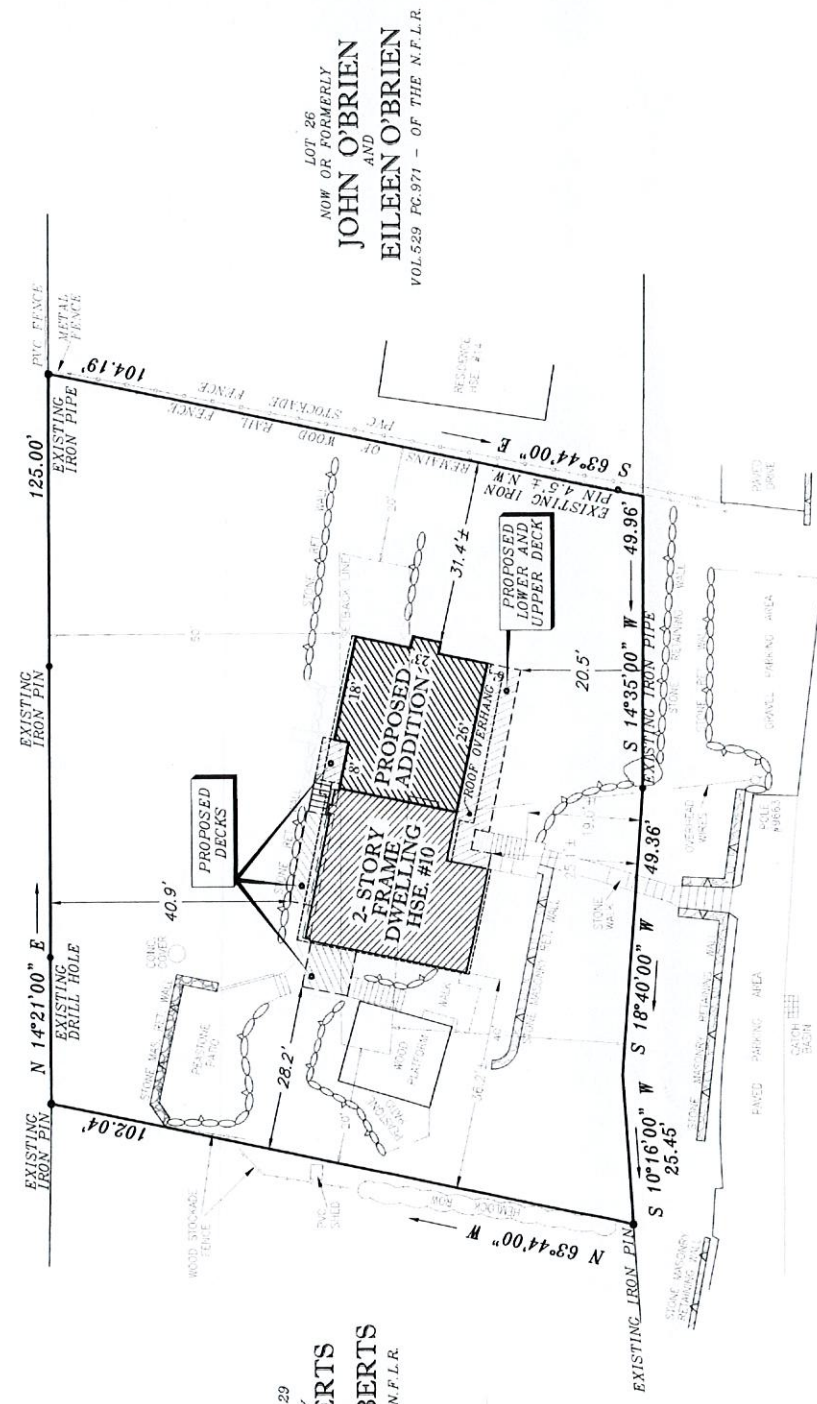


ZONING DATA - R-44 (SEC.3.0.2.A)

GENERAL PROVISIONS	PERMITTED	EXISTING	PROPOSED
a. MINIMUM LOT AREA	43,560 Sq. Ft.	12,560 Sq. Ft.	12,560 Sq. Ft.
b. MINIMUM ROAD FRONTAGE	125.0'	124.76'	124.76'
c. MINIMUM FRONT YARD	40.0'	25.1'±	20.5'
d. MINIMUM SIDE YARD	20.0'	12.4'±	28.2'
e. MINIMUM REAR YARD	50.0'	43.3'±	40.9'
f. MAXIMUM HEIGHT	35.0'	58.5'	not to exceed 35'
g. MAXIMUM BUILDING AREA	20% (2,512 Sq.Ft.)	3.5% (693 Sq.Ft.)	10.2% (1,282 Sq.Ft.)
h. MAXIMUM IMPERVIOUS SURFACES	25% (3,110 Sq.Ft.)	7.0% (955 Sq.Ft.)	15.1% (1,832 Sq.Ft.)

PARCEL "B"
T.C. MAP #2006
N/F
MOXIE HILL LLC
VOL.552 PG.104 - OF THE N.F.L.R.

LOT 30 & 1/2 LOT 29
NOW OR FORMERLY
WAYNE M. ROBERTS
AND
MAUREEN F. ROBERTS
VOL.510 PG.581 - OF THE N.F.L.R.



CANDLEWOOD KNOLLS ROAD

OWNERSHIP NOTES:

- OWNER OF RECORD: **CHET SCHNEIDER** and **MICHELE SCHNEIDER**
VOL.466 PG.169 AND VOL.541 PG.1241 OF THE N.F.L.R.
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3006b-1 THROUGH 20-3006-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- MONUMENTATION FOUND OR SET DEPICTED HEREON.
- REFERENCE MADE TO MAP NOS. 104A, 2006 AND 2246 OF THE NEW FAIRFIELD LAND RECORDS.
- REFERENCE MADE TO MAP TITLED "PROPERTY SURVEY DEPICTING CONSOLIDATION OF LOTS PREPARED FOR CHET & MICHELE SCHNEIDER 10-12 CANDLEWOOD KNOLLS ROAD TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT. NOV. 18, 2020" PREPARED BY PAH, INC. LAND SURVEYORS.
- REFER TO VARIANCE GRANTED BY THE NEW FAIRFIELD ZONING BOARD OF APPEALS APRIL 28, 1982 - SEE VOL.144 PG. 302 OF THE N.F.L.R.
- REVISION OF APRIL 28, 2022 MADE TO DEPICT RECONFIGURATION OF PROPOSED ADDITION AND DECK.

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
CHET SCHNEIDER

AND
MICHELE SCHNEIDER
DEPICTING PROPERTY SITUATED AT
10 CANDLEWOOD KNOLLS ROAD
NEW FAIRFIELD, CONNECTICUT
TAX ASSESSOR MAP 20 ~ BLOCK 11 ~ LOT 9



SCALE: 1"=20'	ZONE: R-44	TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
AREA: 12,560 SQ. FT.	DATE: APRIL 8, 2022	
DRAWING NAME: 2217-JLS.1	REVISED: APRIL 28, 2022	
Sydney A. Rapp Land Surveying, P.C. 30 Lakeshore Drive, Danbury, Connecticut 06811 148 Canal Street, Bethel, Connecticut 06801 email: sydney@sydneylandsurveying.com • Phone: (203) 744-6961		
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL ZACHARY S. RAPP/P.L.S. LICENSE NO. 70420		



THE SCHNEIDER RESIDENCE
PROPOSED FRONT ELEVATION

Proposed Addition / Renovation to;
The Schneider Residence
New Fairfield, CT. 18 May '22

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

SHEET NUMBER

1

REVISION #



LEFT-SIDE ELEVATION

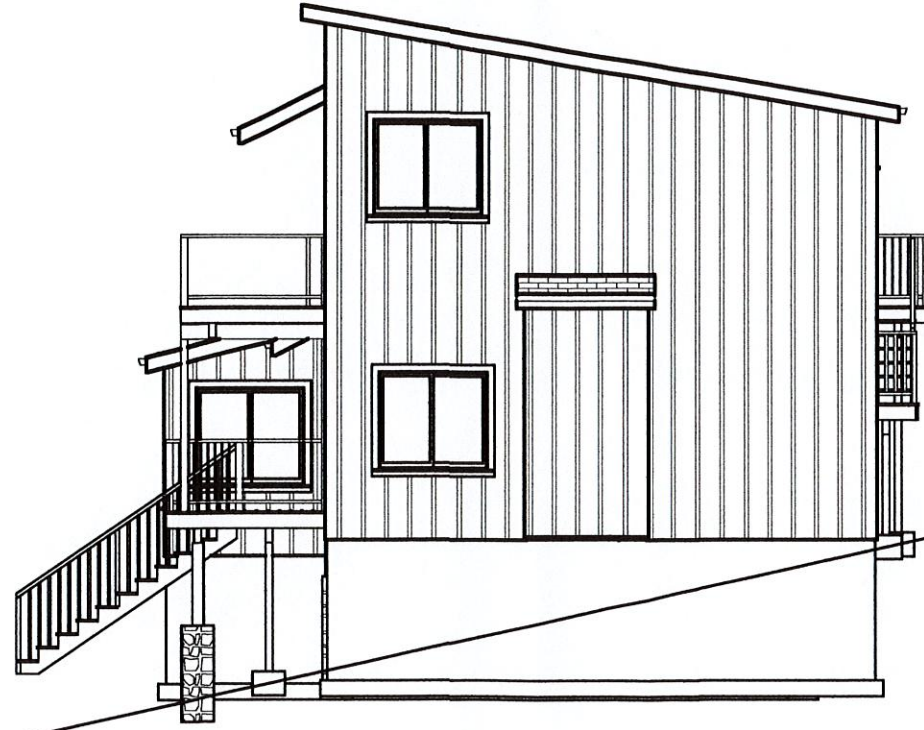


REAR ELEVATION

Proposed Addition / Renovation to;
The Schneider Residence
New Fairfield, CT. 18 May '22

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

SHEET NUMBER
2
REVISION #:



RIGHT-SIDE ELEVATION

Proposed Addition / Renovation to;
The Schneider Residence
New Fairfield, CT. 18 May '22

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

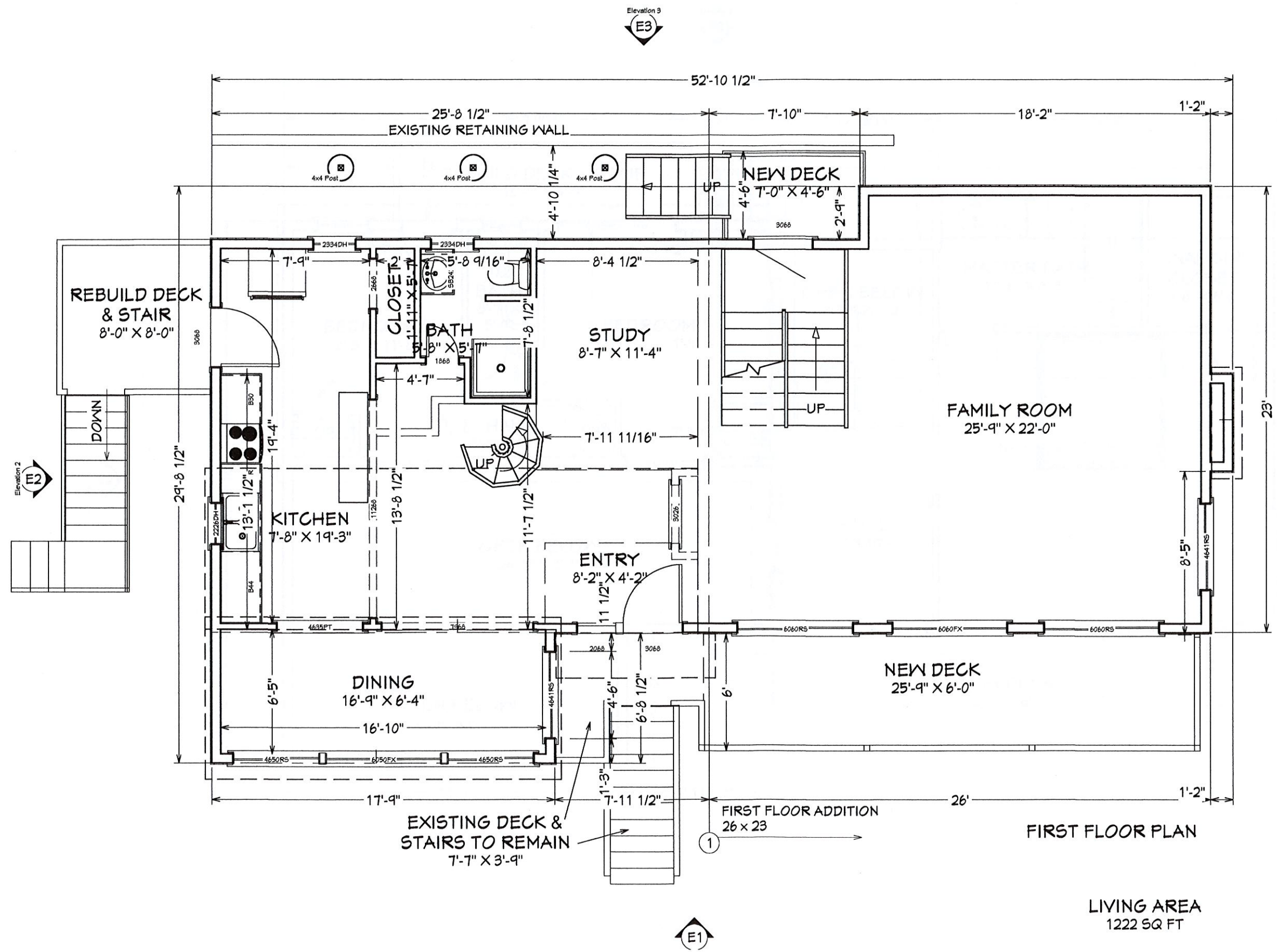
SHEET NUMBER

3

REVISION #:

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

Proposed Addition / Renovation to:
The Schneider Residence
New Fairfield, CT. 18 May '22



FIRST FLOOR PLAN

LIVING AREA
1222 SQ FT



EXISTING FRONT & RIGHT-SIDE ELEVATIONS

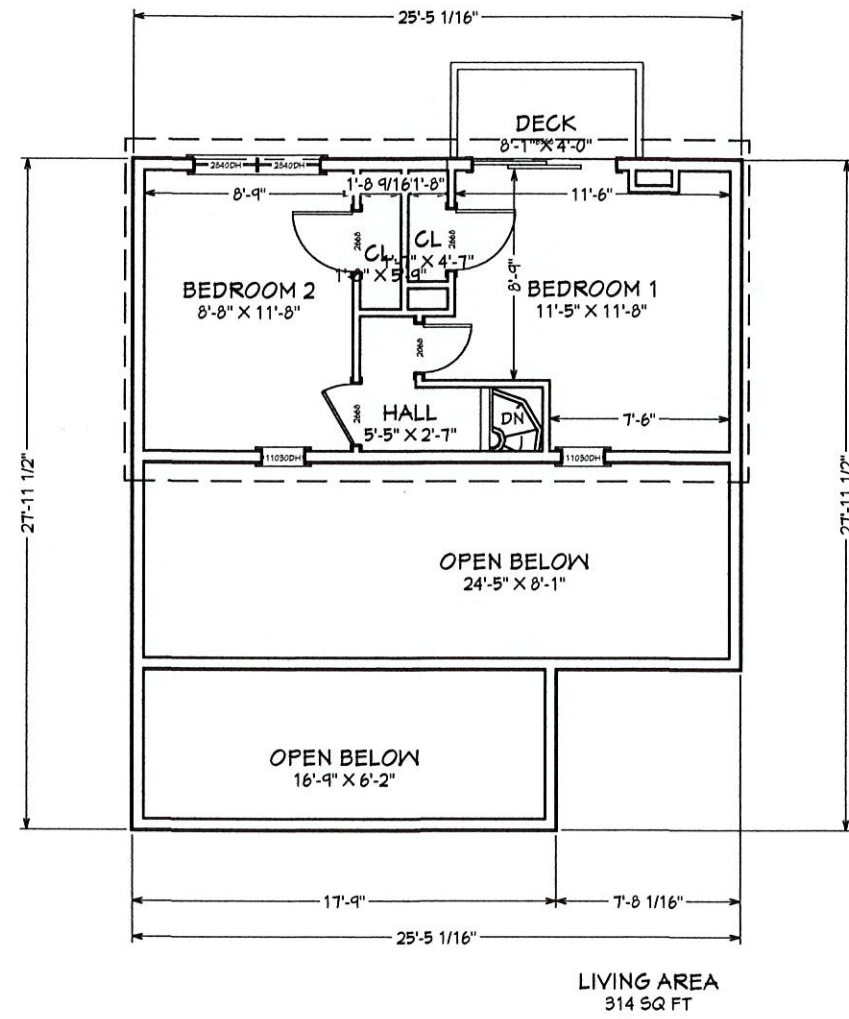
Proposed Addition / Renovation to;
The Schneider Residence
New Fairfield, C.T. 18 May '22

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

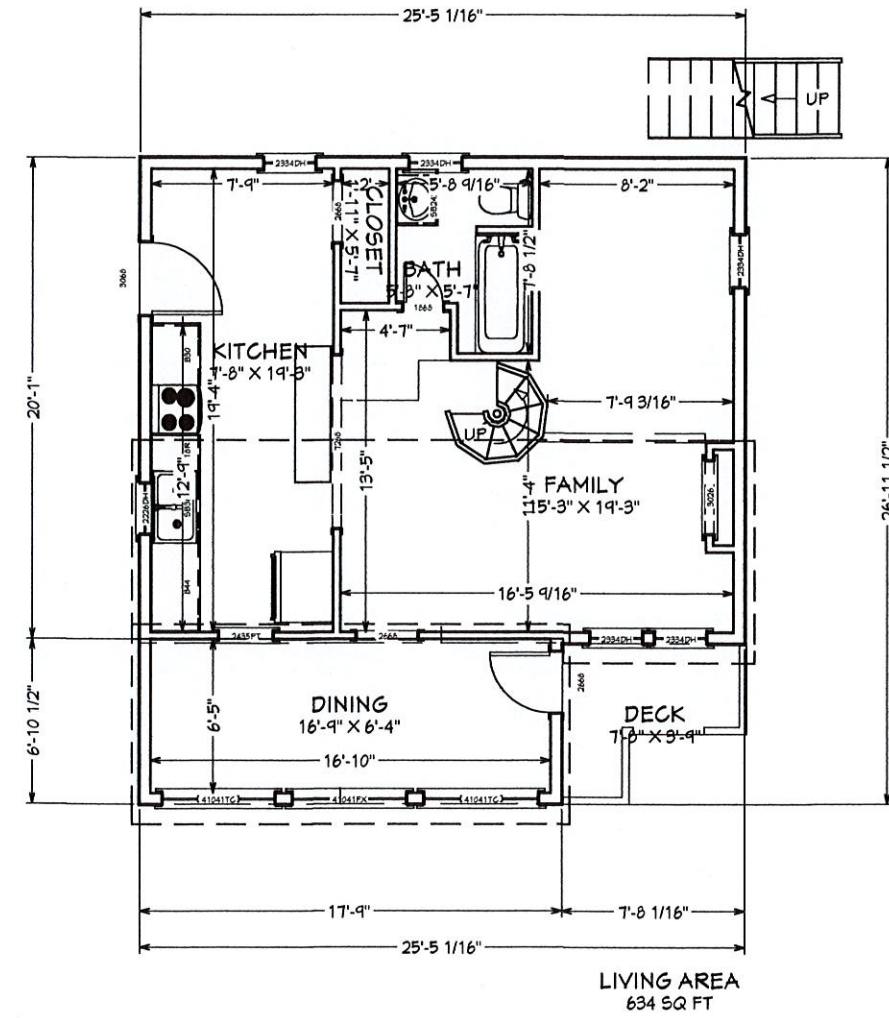
SHEET NUMBER

6

REVISION #:



EXISTING SECOND FLOOR



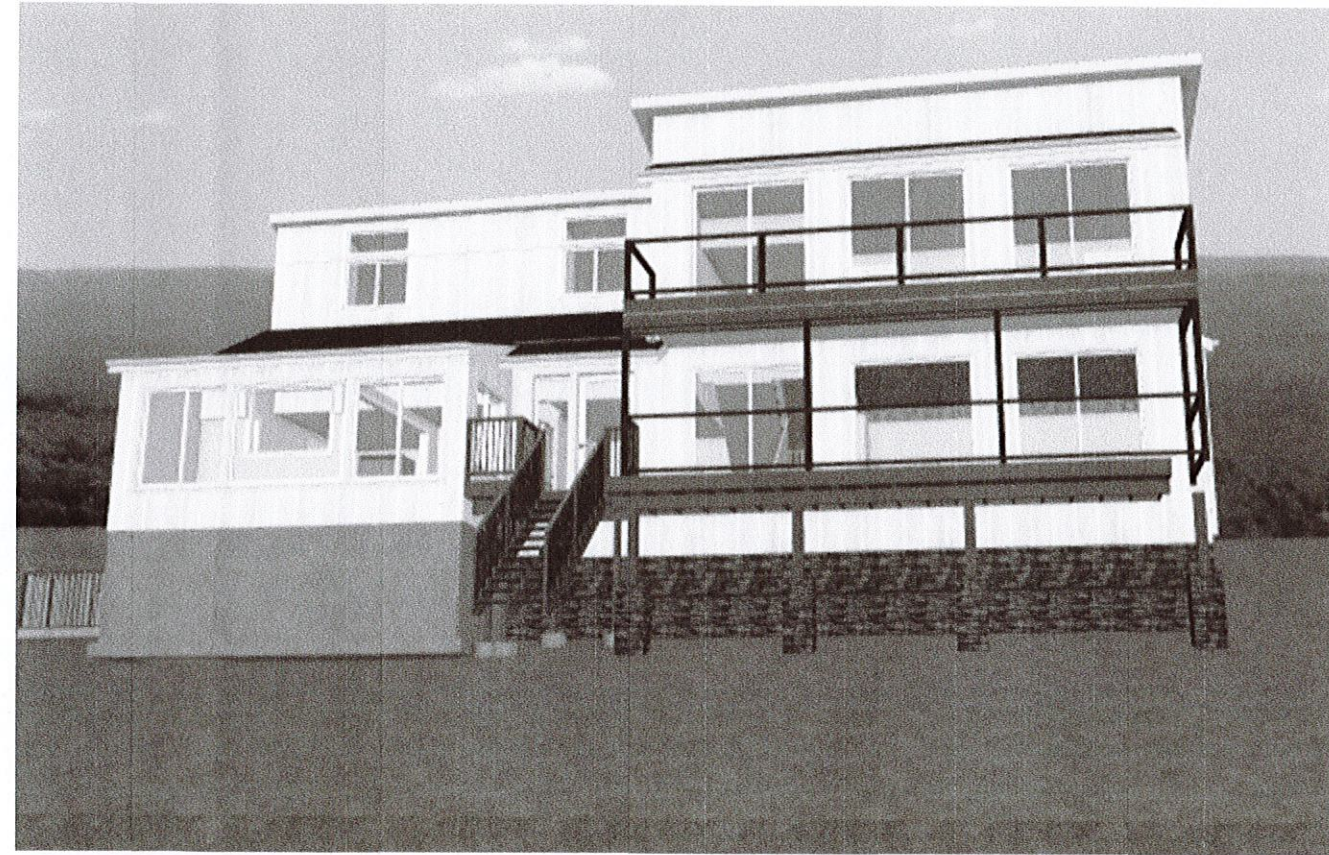
FIRST SECOND FLOOR

Proposed Addition / Renovation to:
 The Schneider Residence
 New Fairfield, CT. 18 May '22

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



EXISTING FRONT PHOTO



PROPOSED FRONT RENDERING

Proposed Addition / Renovation to;
The Schneider Residence
New Fairfield, CT. 18 May '22

KEANEY & CO LLC
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203.948.6382 ~skdesigner@sbcglobal.net