

APPLICATION OR APEAL#: 32-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Jeanne m. Albano-Carmichael
Mailing Address: P.O. Box 652
Phone#: 203-731-7548
Email: artthebestinvestment@gmail.com

2) Premises located at: 7 Lamont Road on the (N S E W) side of the street
at approx. 530' feet (N S E W) from Jericho (nearest intersecting road).

3) Property Owner Name: Jeanne m. Albano-Carmichael
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 36 Block No.: 10 Lot No.: 16

5) Zone in which property is located: R-44 Area of Lot: 11,509 SQ FT 2.64 ACRES

6) Dimensions of Lot: Frontage: 50.12 Average Depth: 115-0

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? Yes

9) Have any previous applications been filed with ZBA on this property? Yes

If so, give dates and application numbers: 8/27/07 Approved - Application #32-07

10) Proposal for which variance is requested: 2 car garage to be built on left side under house on existing approved Footprint

Hardship: SIZE OF LOT (PRE-EXISTING NON-CONFORMING) SLOPE OF TOPOGRAPHY

11) Date of Zoning Commission Denial: May 27, 2012

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

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

Setbacks Requested: Front to: 40' to 30.5' Rear to: 50' to 44'
Side to: 20' to 15.2' Side to: 20' to 17.0'

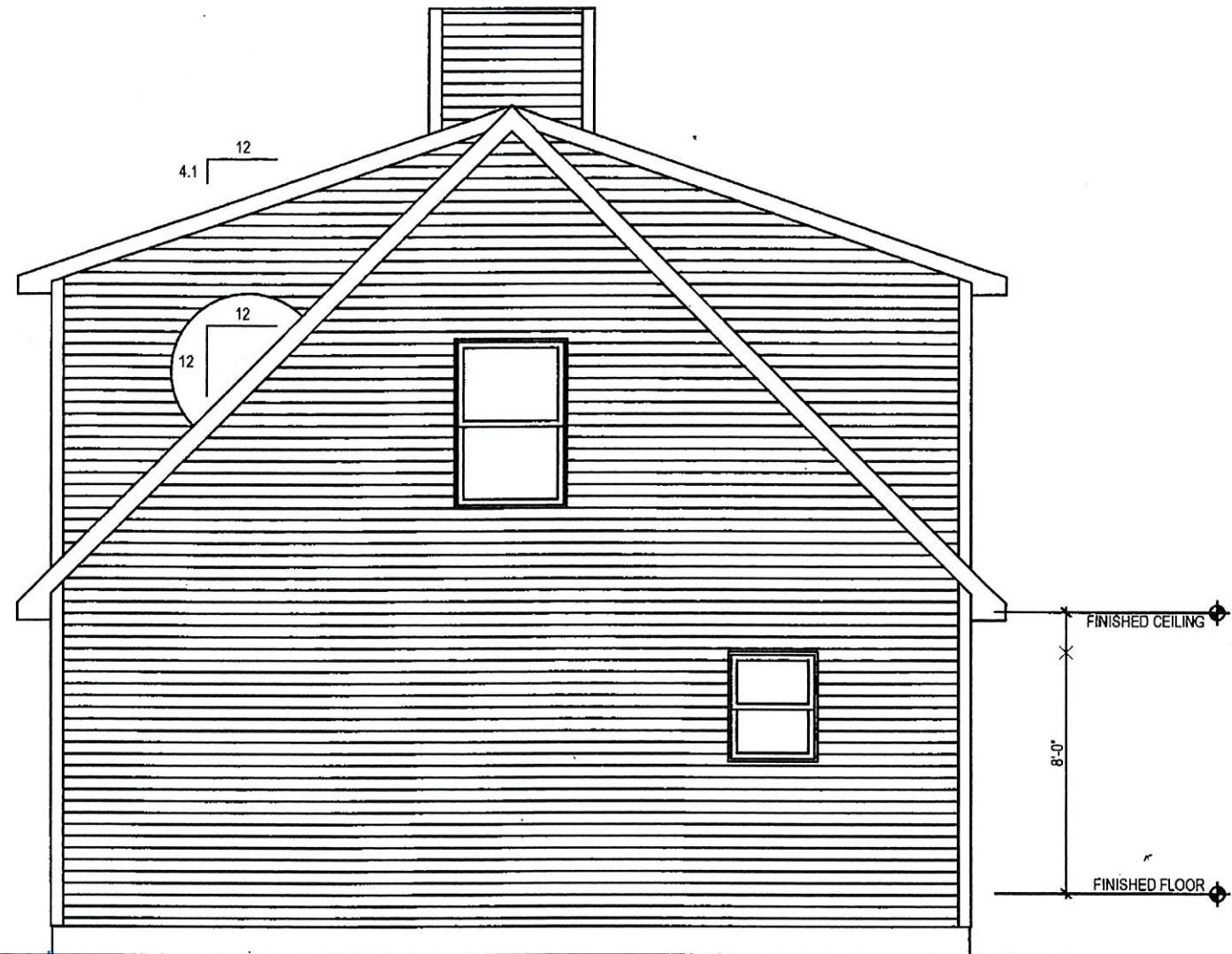
13) Use to be made of property if variance is granted: Residential

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: _____

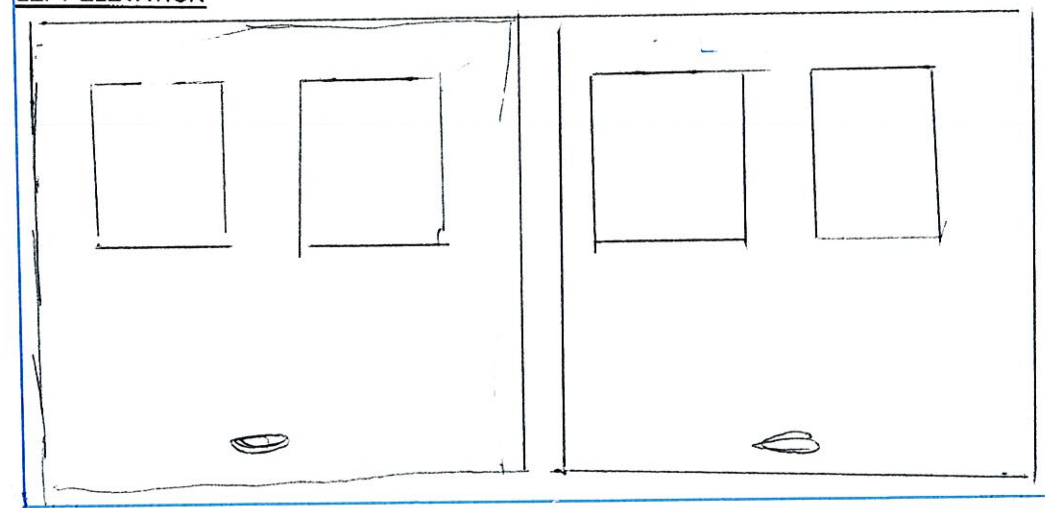
SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 5/18/22

0.923 + (#5) Lamont
1.187 ACRES

received
5-18-22



LEFT ELEVATION



Bldg. to grade
Garages underneath

2 proposed garage doors
9' (wide) by standard width
9 garages

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: May 24, 2021

PROPERTY OWNER: Jeanne M. Albano-Carmichael

PROPERTY ADDRESS: 7 Lamont Road

APPLICANT/AGENT: Jeanne M. Albano-Carmichael & Keith Argiti

MAILING ADDRESS: 7 Lamont Road

ZONING DISTRICT: R-44 **MAP:** 36 **BLOCK:** 10 **LOT:**16

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+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

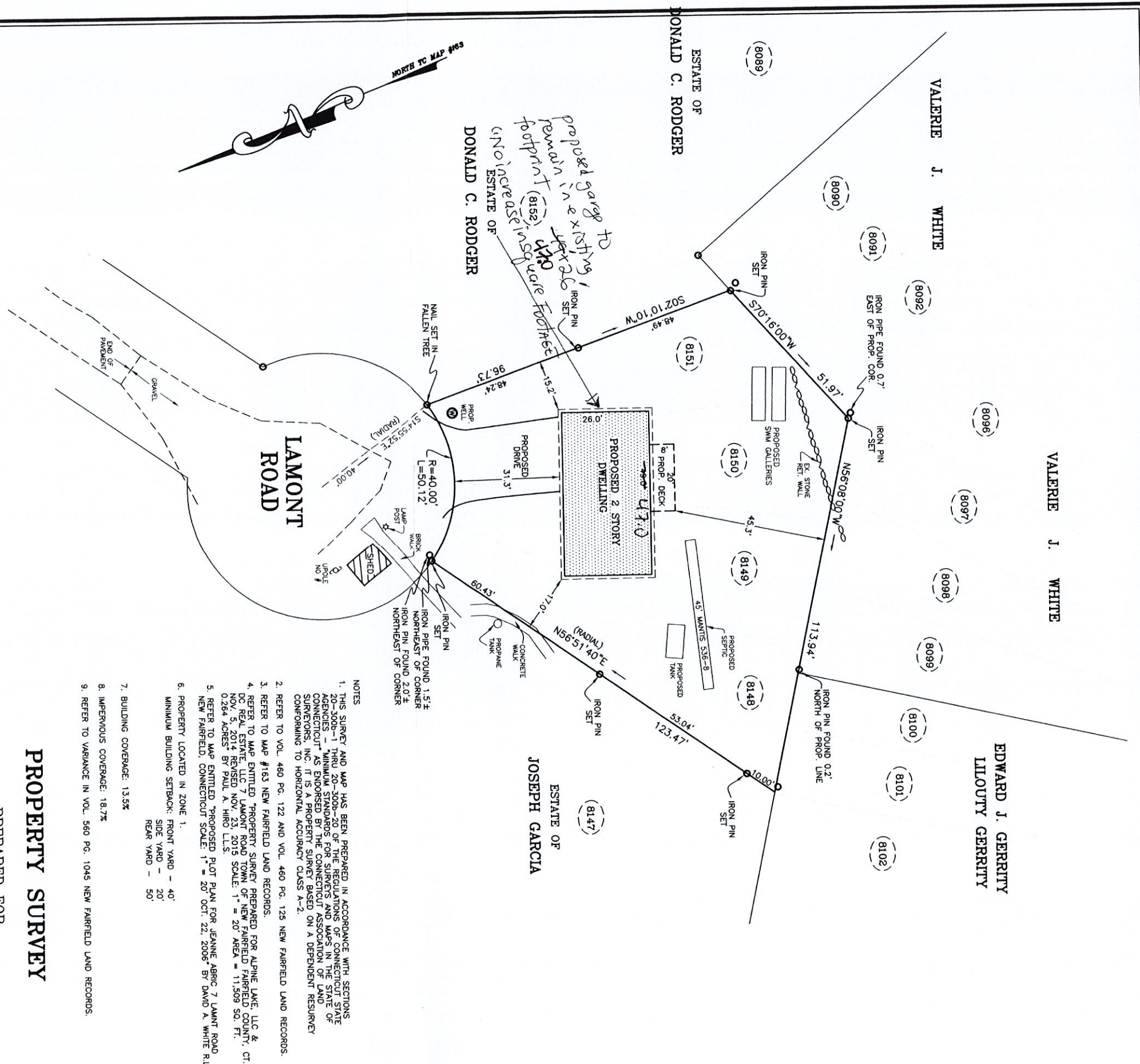
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

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.

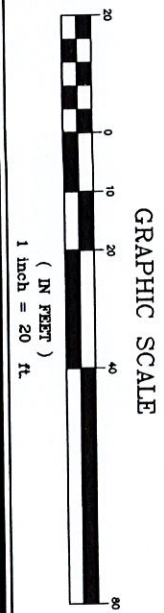

Evan White, Zoning Enforcement Officer
Town of New Fairfield



- NOTES
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 40-20, 40-20A, 40-20B, 40-20C, 40-20D, 40-20E, 40-20F, 40-20G, 40-20H, 40-20I, 40-20J, 40-20K, 40-20L, 40-20M, 40-20N, 40-20O, 40-20P, 40-20Q, 40-20R, 40-20S, 40-20T, 40-20U, 40-20V, 40-20W, 40-20X, 40-20Y, 40-20Z 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. 480 PG. 122 AND VOL. 460 PG. 125 NEW FAIRFIELD LAND RECORDS.
 3. REFER TO MAP #183 NEW FAIRFIELD LAND RECORDS.
 4. REFER TO MAP ENTITLED "PROPERTY SURVEY PREPARED FOR ALPINE LAKE, LLC & DC REAL ESTATE, LLC 7 LAMONT ROAD TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT. NOV. 5, 2014 REVISED NOV. 23, 2015 SCALE: 1" = 20' AREA = 11,509 SQ. FT. 0.264 ACRES" BY PAUL A. HIRO L.L.S.
 5. REFER TO MAP ENTITLED "PROPOSED PLOT PLAN FOR JEANNE ABRIC 7 LAMONT ROAD NEW FAIRFIELD, CONNECTICUT SCALE: 1" = 20' OCT. 22, 2006" BY DAVID A. WHITE R.L.S.
 6. PROPERTY LOCATED IN ZONE 1.
MINIMUM BUILDING SETBACK: FRONT YARD - 40'
SIDE YARD - 20'
REAR YARD - 50'
 7. BUILDING COVERAGE: 13.5%
 8. IMPERVIOUS COVERAGE: 18.7%
 9. REFER TO VARIANCE IN VOL. 560 PG. 1045 NEW FAIRFIELD LAND RECORDS.

PROPERTY SURVEY
 PREPARED FOR
ALPINE LAKE, LLC
 AND
DC REAL ESTATE, LLC
 #7 LAMONT ROAD NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 20' AUGUST 5, 2021
 AREA = 11,509± SQ. FT. = 0.264± AC.



"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 06752
 PH: 860-354-1251
 EMAIL - charlesfarnsworth@charter.net



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OTHER LAND OF
ALPINE LAKE, LLC
AND
DC REAL ESTATE, LL

ESTATE OF
JOSEPH GARCIA

139.97'

S33°08'20"E

N56°51'40"E

77.52'

N86°51'40"E
(RADIAL)

L=54.60'
R=40.00'

N14°55'52"W
(RADIAL)

48.24'
N02°10'10"E

48.49'
96.73'

S70°16'00"W
14.15'

N19°

IRON PIN SET

IRON PIN SET

IRON PIN SET

IRON PIN SET

NAIL SET IN
FALLEN TREE

LAMONT

END OF
PAVEMENT

GRAVEL

ROAD

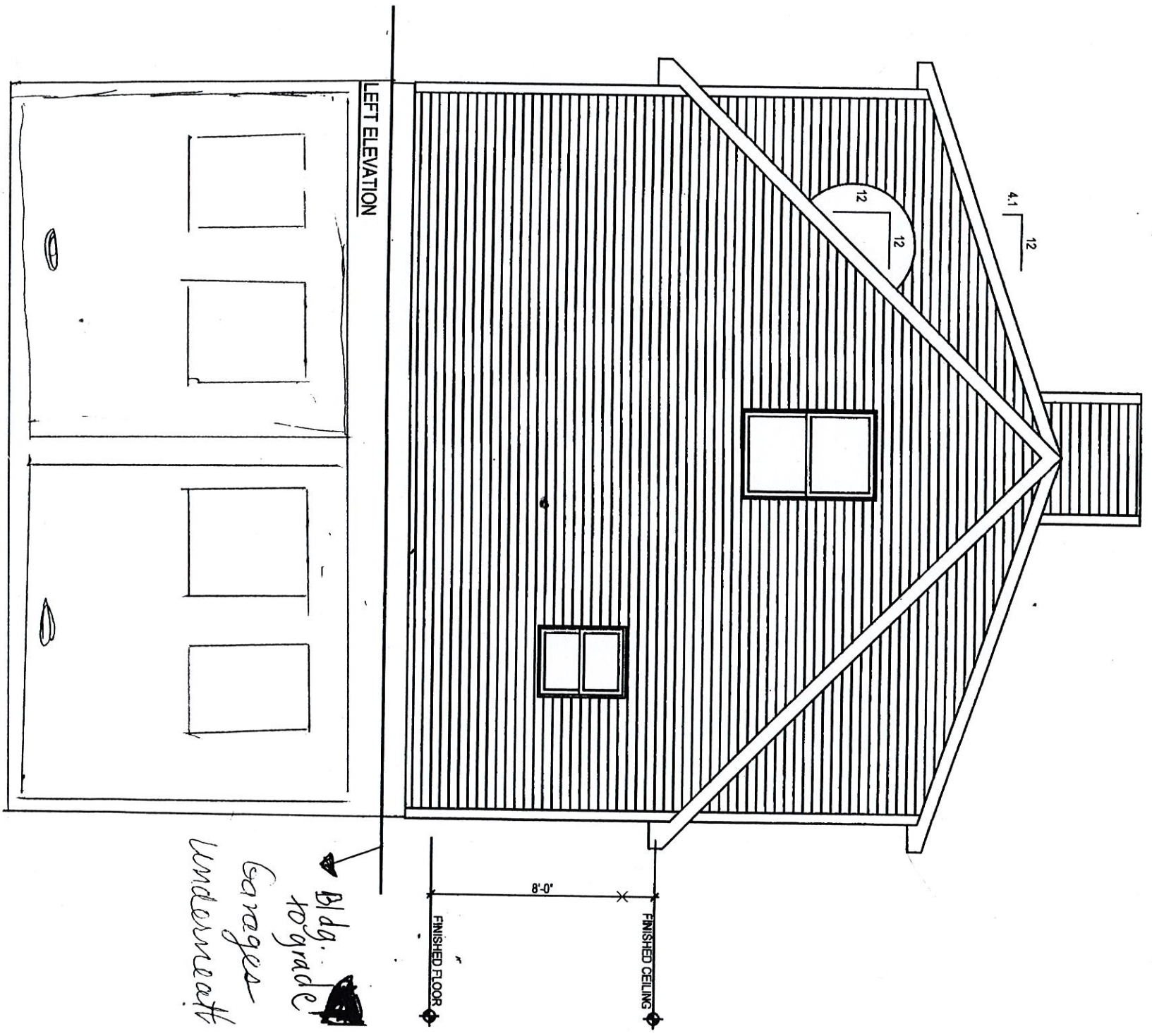
CL&P
#12544

LAMP
POST

BRICK
WALK

SHED

UPOLE
NO #



LEFT ELEVATION

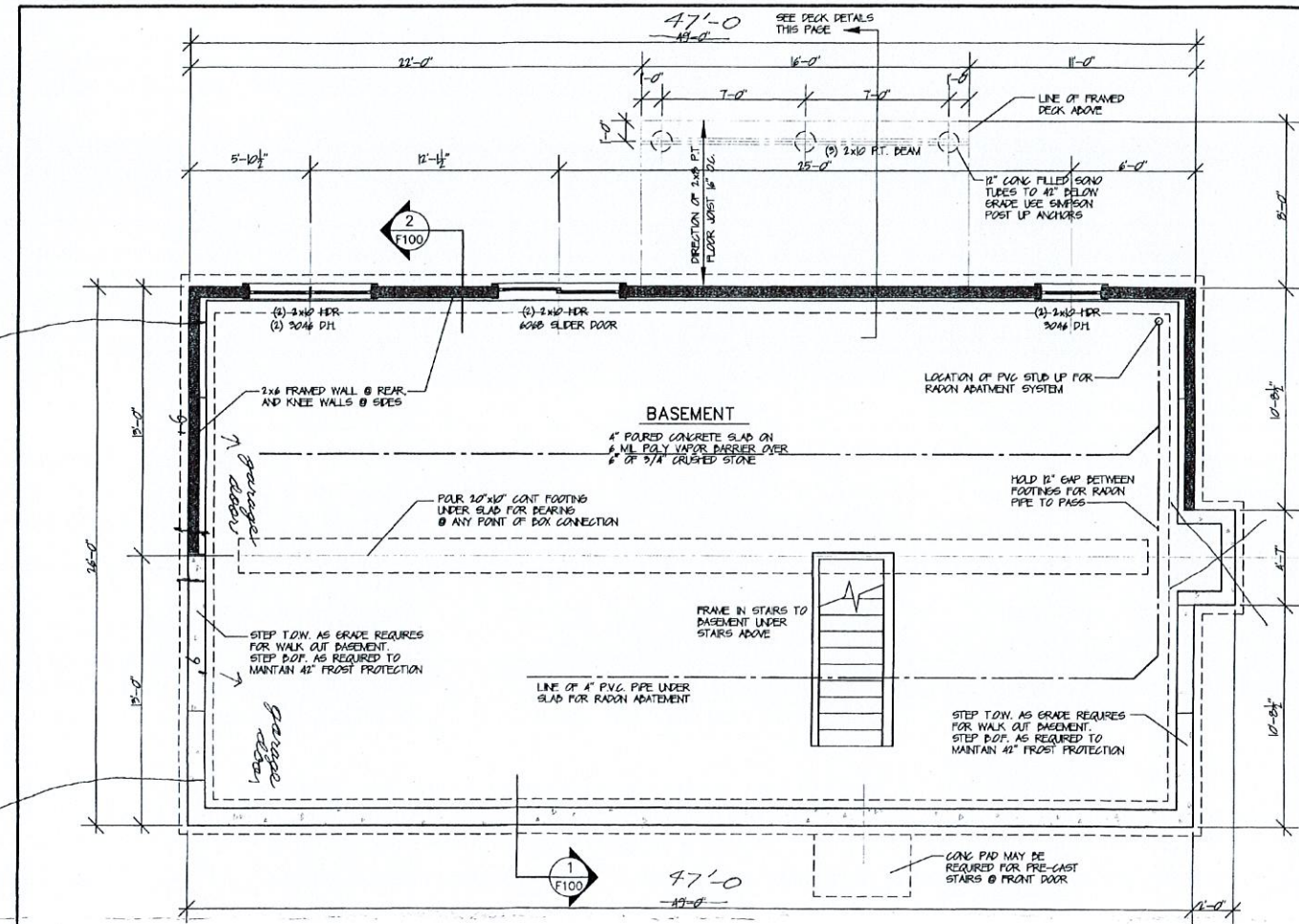
8'-0"
 FINISHED FLOOR
 FINISHED CEILING

4'-1"
 12

12
 12

Bldg.
 to grade
 garage
 underneath

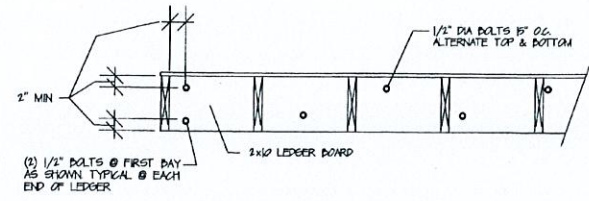
2 proposed garage doors
 of (wide) by standard width
 of garage



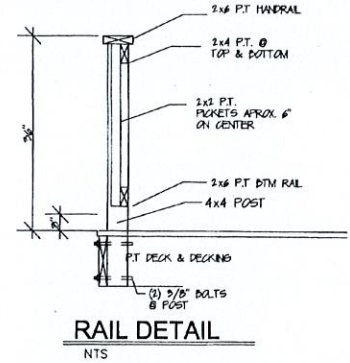
FOUNDATION PLAN
SCALE 1/4\"/>



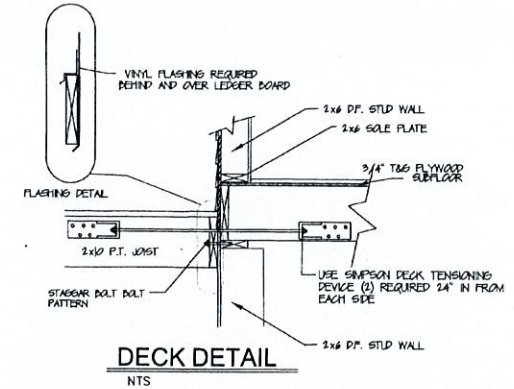
REAR ELEVATION
SCALE 1/4\"/>



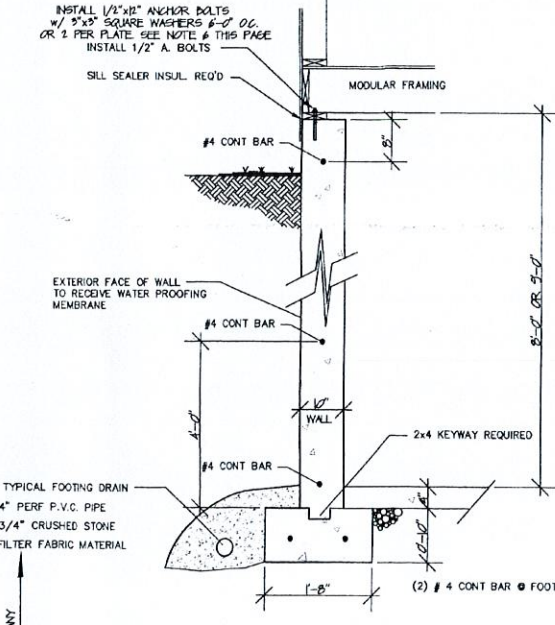
BOLT PATTERN



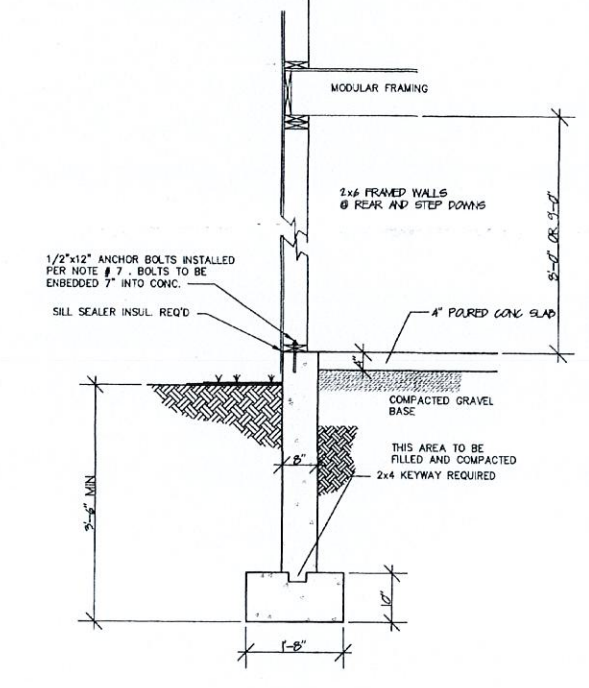
RAIL DETAIL
NTS



DECK DETAIL
NTS



1 WALL SECTION DETAIL
SCALE 3/4\"/>



2 WALL SECTION DETAIL
SCALE 3/4\"/>

- GENERAL NOTES
- 1) FOUNDATION DESIGN BASED ON A 2 TON MIN (4000 PSF) SOL BEARING CAPACITY.
 - 2) STEP IN FOOTINGS SHALL NOT EXCEED 21 (HORIZ : VERT).
 - 3) ALL CONCRETE $f'c = 3000$ PSI AT 28 DAYS (3500 PSI @ GARAGE SLAB)
 - 4) ALL CONCRETE MAX 4" SLUMP.
 - 5) ALL WALL CONCRETE AIR ENTRAINED 5%
 - 6) ALL REINFORCING BAR IN FOOTINGS TO BE GRADE AD
 - 7) PROVIDE 1/2" x 12" HOOK ANCHOR BOLTS AT 6'-0" CENTERS MAX FOR FASTENING PLATES TO TOP OF FOUNDATION WALL. PROVIDE 2 BOLTS MIN PER SECTION OF PLATE, LOCATE BOLTS 12" MAX FROM ENDS OF PLATE MIN PLATE LENGTH 6'-0". ALL ANCHOR BOLTS EMBEDDED INTO CONC.
 - 8) ALL FOOTING DRAINS CONSTRUCTED OF 4" DIA PVC PIPE COVERED WITH CRUSHED STONE AND WRAPPED W/ FILTER CLOTH SLAB ON GRADE REINFORCED WITH 6x6x10 W/M OVER 6 ML POLY AS NOTED IN SECTION
 - 9) EXTERIOR FACE OF CONCRETE WALL TO BE SEALED WITH A WATERPROOF MEMBRANE FROM 12" MAX BELOW T.O.W DOWN AND OVER THE FOOTING 6" MIN.
 - 10) LOCATE AND INSERT KNOCK OUTS FOR ANY WALL PENETRATIONS FOR WATER AND SANITARY LINES
 - 11) ALL FULL HEIGHT WALLS TO HAVE (2) ROWS OF #4 DAR ONE ROW @ 4'-0" ABOVE FOOTING AND ONE ROW @ 8" FROM T.O.W.
 - 12) ALL FORMED WALLS TO BE INSPECTED BEFORE POURING

GENERAL NOTE:
THIS PLAN IS TO BE USED IN CONJUNCTION WITH ARCHITECTURAL PLANS PROVIDED BY "SIGNATURE BUILDING SYSTEMS"

CONSULTANTS

REVISION	

FOUNDATION PLAN
FOR MODULAR HOME
TO BE BUILT AT
7 LAMONT ROAD
NEW FAIRFIELD CT.

DRAWINGS PREPARED FOR
JEANNE ALBANO CARMICHAEL
SCALE 1/4\"/>

SCALE	PROJECT NO.
DRAWN BY	F-100
DESIGNED BY	
DATE	
3/27/2022	1 OF 1