

APPLICATION OR APEAL#: 50-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: JOE CONCOPELLO, JR C/O J.C. MERRITT INC.
Mailing Address: 387 LITCHFIELD RD, NEW MILFORD, CT 06776
Phone#: 860-355-8238 (OFFICE)
Email: JOE.JCMERRITT@GMAIL.COM 860-463-1953 (mobile)

2) Premises located at: 50 LAKE DRIVE S on the (N S E W) side of the street
at approx. 560 feet (N S E W) from HEMLOCK TRAIL CIRCLE (nearest intersecting road).

3) Property Owner Name: JARED & ALLISON WEIN
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 20 Block No.: 1 Lot No.: 40

5) Zone in which property is located: R-44 Area of Lot: 7,211 S.F. ±

6) Dimensions of Lot: Frontage: 50.00' Average Depth: 134.00'

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: -

10) Proposal for which variance is requested: CONSTRUCTION OF EXPANDED DECK AND STAIRS OFF REAR OF HOUSE.

Hardship: DECK IS WITHIN SETBACK

11) Date of Zoning Commission Denial: - 10/25/22

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

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

Setbacks Requested: Front to: EXISTING Rear to: 8.5'
Side to: EXISTING Side to: 6.6'

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

received
10-20-22/16

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: 20 OCT 2022

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: October 25, 2022
PROPERTY OWNER: Jared & Allison Wein
PROPERTY ADDRESS: 50 Lake Drive South
APPLICANT/AGENT: Joe Concopello, Jr. C/O J.C. Merritt Inc.
MAILING ADDRESS: 387 Litchfield Road, New Milford, CT 06776
ZONING DISTRICT: R-44 **MAP:** 20 **BLOCK:** 1 **LOT:** 40

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:

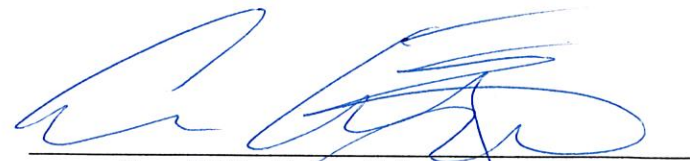
Sections:

3.2.5-Minimum Lot Area & Frontage (A+B)
3.2.6-Minimum Building & Structure Setbacks (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

Property Owner Authorization for Agent to Apply for Permit

I, We, Allison + Jared Wein, hereby
(Property Owner(s))

authorize Joe Concodello and/or Brandon Merritt, representative for J.C. Merritt Inc., General Contractor, to make application for a

Zoning Permit
(Type of Permit)

to Construct a New 2 Level Wood Deck and Stairs off the Rear of Existing House at

50 Lake Drive South, New Fairfield, CT 06812

[Signature]
Property Owner's Signature

10/18/22
Date

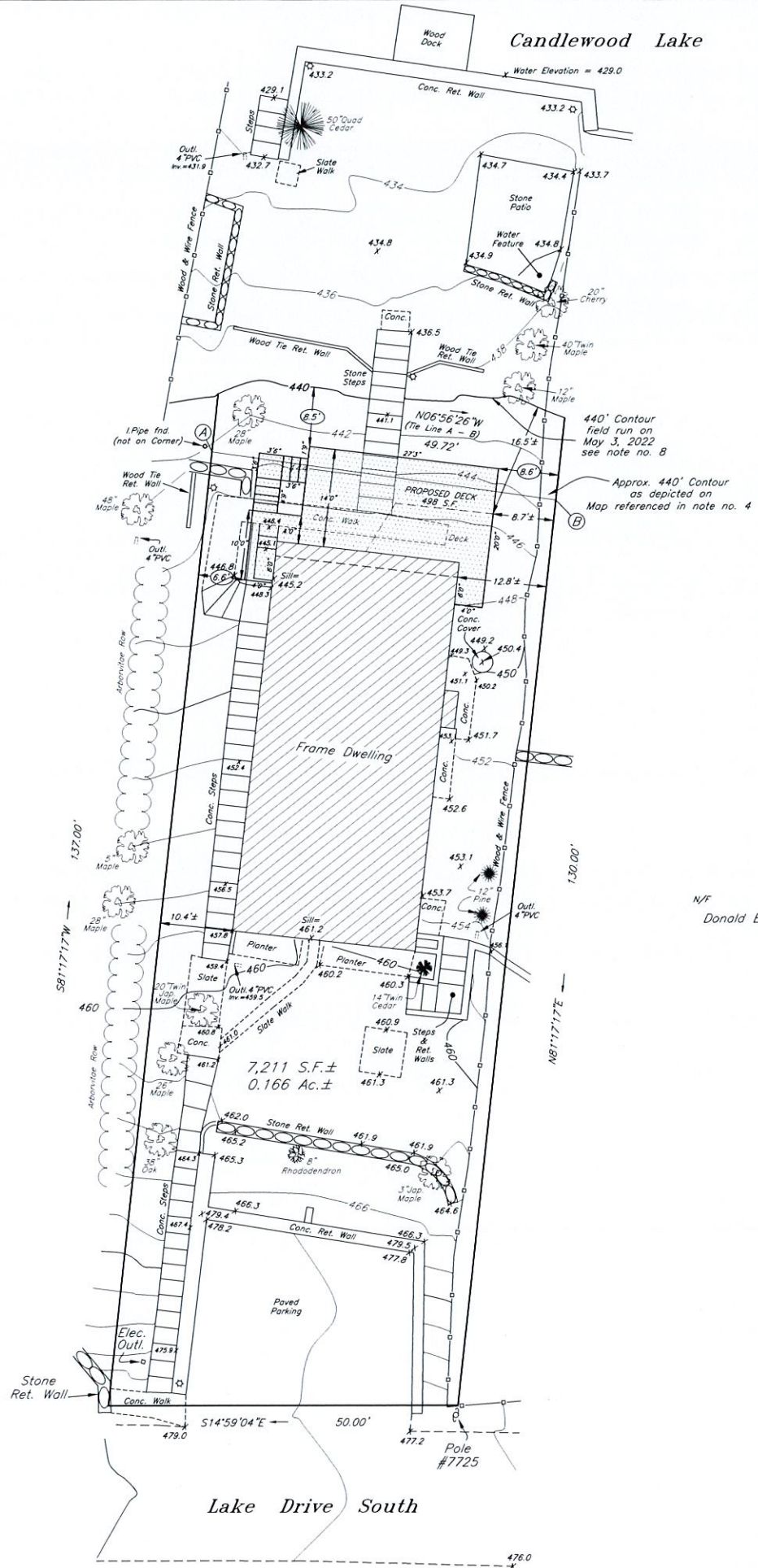
Address: 50 Lake Drive South, New Fairfield CT 06812

Phone: 501 - 339-7151 Email: alliewein@gmail.com

Important Note:

Additional underground utilities may exist
Prior to any excavation or construction,
contact: "CALL BEFORE YOU DIG" 1-800-922-4455 or 811

Refer to Map referenced in Note No. 5 below



N/F
Jonathon Hyman
&
Kate Hyman

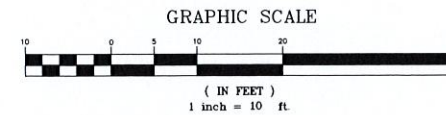
N/F
Donald E. Pollard, Jr.

Notes:

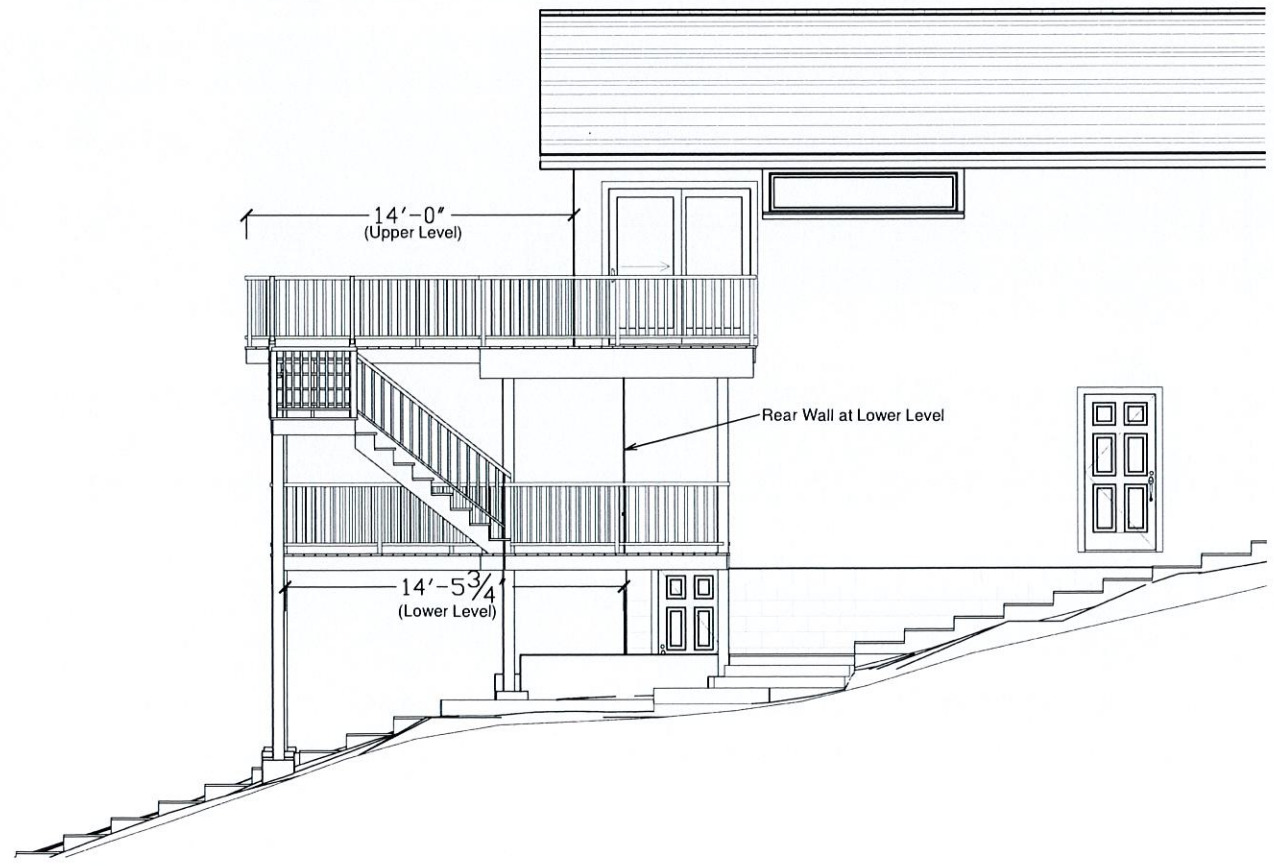
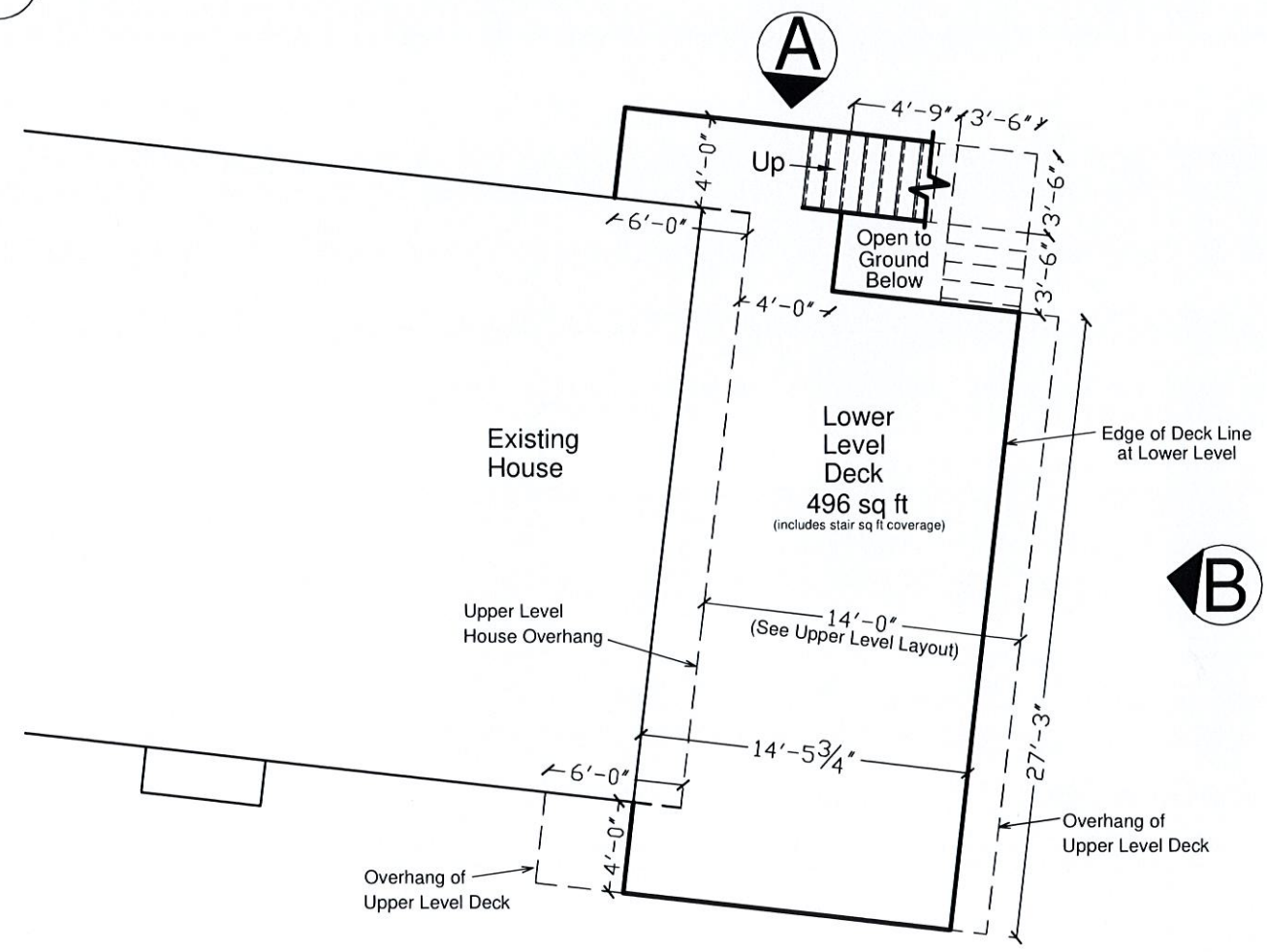
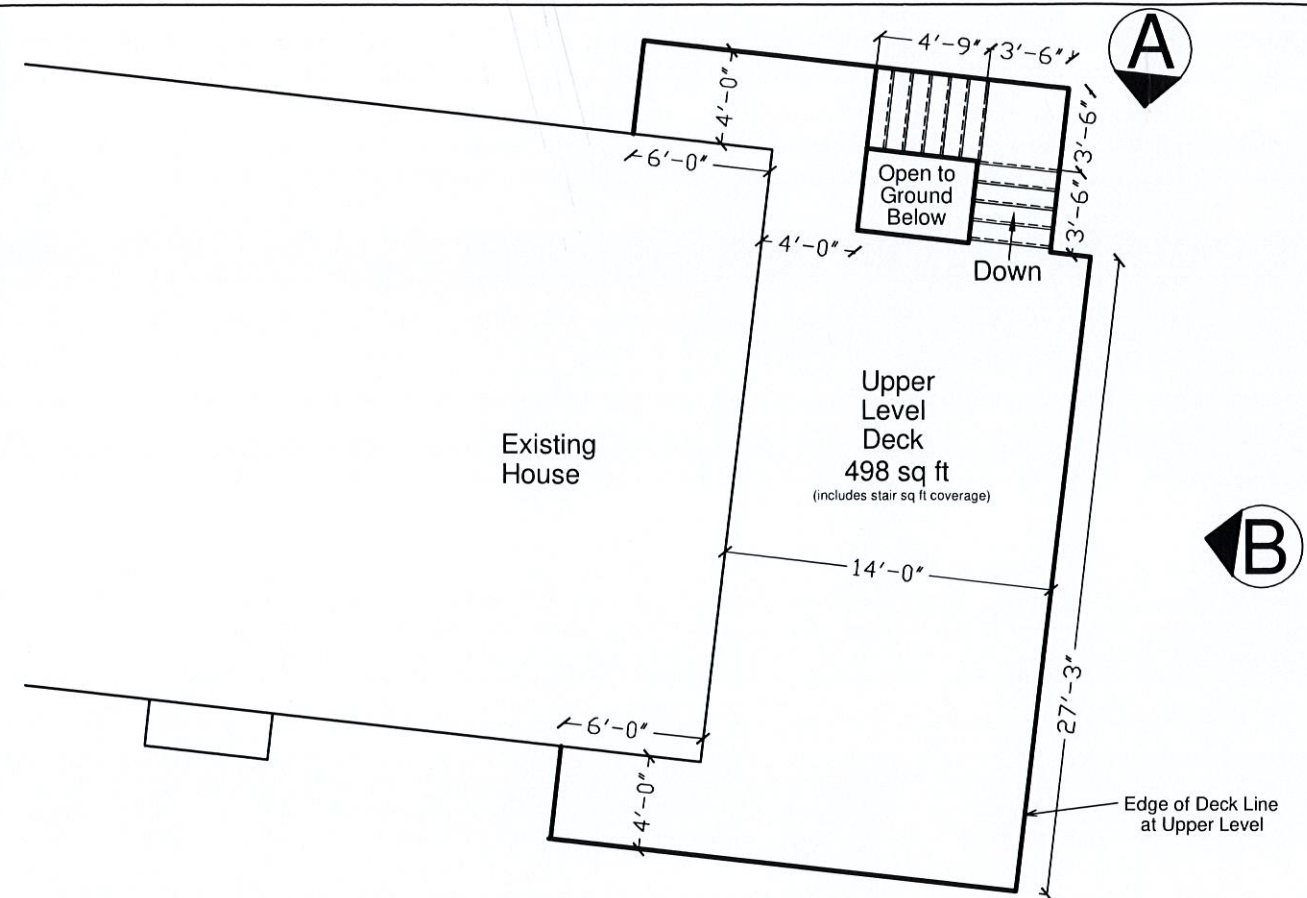
1. This map represents a Property & Topographical Survey based on a Resurvey and was prepared in accordance with Class A-2 and Class T-2 Standards. Vertical Datum is based on Rocky River Datum Benchmark R#12.
2. Refer to Vol. 570 Pg. 745 - New Fairfield Land Records.
3. Refer to Map No.'s 133 & 1193 - N.F.L.R.
4. Refer to Map entitled: "Map Prepared For Fred H. & Alice Hill, Block "A" Subdivision No. 2, Candlewood Isle, New Fairfield, Connecticut" dated Nov. 29, 1965, certified substantially correct by Henricis.
5. Refer to Map entitled: "Property Survey Prepared For Robert C. Shoule, Jr. & Maureen Shoule, 46 Lake Drive South, Town of New Fairfield, Fairfield County, Ct. Oct. 6, 2010, Scale: 1"=20' Area=10,385 ± Sq. Ft. 0.238± Acres" prepared by the office of PAH, Inc. ~ Land Surveyors.
6. Street line and lot frontage were established by monumentation found in the field. Side lines were established from map referenced in note no. 4 above, and do not conform with lot lines shown on map no. 133 of the New Fairfield Land Records.
7. Monuments found or set are depicted hereon.
8. Field run 440' Contour line has been verified by Firstlight Power as being the common boundary line.
9. Existing Building Area: 20.4% (20% max. allowed).
10. Existing Impervious Surface Area: 48.3% (25% max. allowed).
11. Proposed deck depicted hereon was taken from plan provided by J.C. Merritt Inc.
12. Lot predates existing zone.

Legend:

⊙ = Light Pole



Property & Topographical Survey Map Showing Plot No. 41 ~ Block A Candlewood Isle ~ Subdivision Number Two 50 Lake Drive South New Fairfield, Connecticut Prepared For Jared Wein & Allison Wein		Scale: 1"=10' Area: 0.166 Ac.± Zone: R-44 Date: May 3, 2022
I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 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. NEW ENGLAND LAND SURVEYING, P.C. ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT. 203-790-5597 Nelandsurv@aol.com		Revisions 1 Oct. 4, 2022 2 Oct. 18, 2022
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL ROBERT M. BENNISON, L.S. # 12964		Job No. 126 126sv50

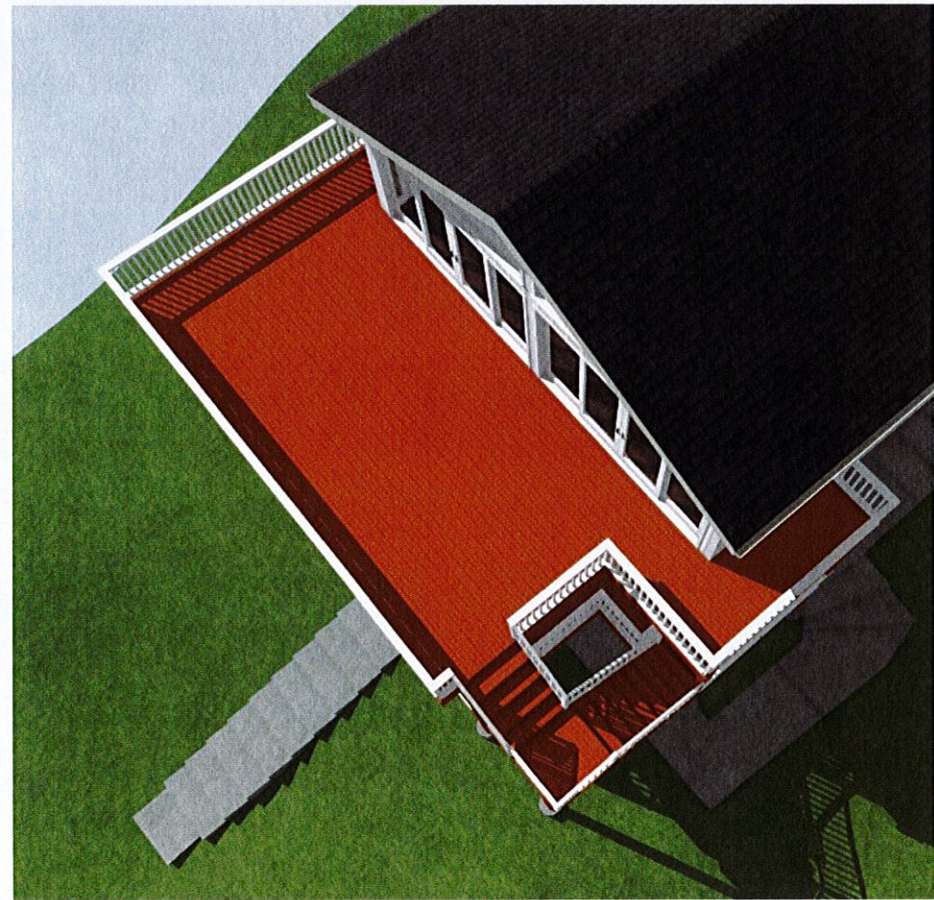


Upper Level Deck Layout Plan

Rear Elevation

Lower Level Deck Layout Plan

Side Elevation



Date
20 Oct 2022

For the Owner:
Jared & Allison Wein
50 Lake Drive South
New Fairfield, CT 06812

Proposed New Deck
50 Lake Drive South
New Fairfield, CT 06812

Revision

Checked By

Sheet No.
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