

APPLICATION OR APEAL#:

02-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

PROPOSAL

FEB 16 2023

ZONING BOARD OF APPEALS

1) Applicant: Renee & Ronald Noren
Mailing Address: 85 Lake Drive South, New Fairfield, CT
Phone#: 203.319.7134
Email: Renee: RNoren200@aol.com Ronald: RonaldNoren@gmail.com

2) Premises located at: 85 Lake Drive South on the (N S E W) side of the street
at approx. 1,100 feet (N S E W) from Cove Lane / Ye Old Road (nearest intersecting road).

3) Property Owner Name: Renee & Ronald Noren
Interest in Property: OWNER X CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 25 Block No.: 1 Lot No.: 22

5) Zone in which property is located: R-44 Area of Lot: .269 acres to 440 line

6) Dimensions of Lot: Frontage: 99.50' Average Depth: +/-97'

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 - 2nd floor addition house

If so, give dates and application numbers: May 26, 2004 #18-04 (Approved)

10) Proposal for which variance is requested: Renovation of existing detached garage
which is pre-existing non-conforming for front yard and side yard setbacks.

Also for the installation of a permanent roof / screened porch on the existing patio.

Hardship: Detached garage and stone patio with seasonal roof are existing structures.

11) Date of Zoning Commission Denial: January 24, 2023

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

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

Setbacks Requested: Front to: 40' to 12.5' Rear to: 50' to 0'

Left Side to: (no work on left side) Right Side to: 20' to 10.7'

13) Use to be made of property if variance is granted: Residential purposes. Room above garage
will continue to be used as a guest cottage. Screened porch for seasonal space on ex. patio.

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: 19-Jan-2023

#2

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

PROPOSAL

FEB 16 2023

ZONING BOARD OF APPEALS

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: January 24, 2023

PROPERTY OWNER: Renee & Ronald Noren

PROPERTY ADDRESS: 85 Lake Drive South

APPLICANT/AGENT: Renee & Ronald Noren & Cheridan Designs

MAILING ADDRESS: 85 Lake Drive South

ZONING DISTRICT: R-44 **MAP:** 25 **BLOCK:** 1 **LOT:** 22

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+C)

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

Renee and Ronald B. Noren
178 Pine Creek Avenue
Fairfield, Ct 06824

January 19, 2023

Town of New Fairfield
4 Brush Hill Road
New Fairfield, Ct 06812

To Whom it May Concern,

We are the owners of property at 85 Lake Drive South, New Fairfield. We hereby authorize Dan Scharff of Cheridan Designs to act on our behalf with respect to all applications town boards and commissions in connection with our New Fairfield property.

Sincerely Yours,



Ronald B. Noren



Renee L. R. Noren

NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 & VERTICAL ACCURACY CLASS V-2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.
- REFERENCE MAPS ENTITLED:
 - RM #135 - "MAP OF BLOCK 'Y' CANDLEWOOD ISLE, SUBDIVISION No. 3, NEW FAIRFIELD, CONNECTICUT"; SCALE: 1"=40'; OCTOBER 5, 1944
 - RM #2151 - "MAP OF LOT 4 SECTION 'Y' CANDLEWOOD ISLE, JO-ANNE BENNETT NEW FAIRFIELD, CONNECTICUT"; SCALE 1"=20'; NOVEMBER 1981
 - "DATA ACCUMULATION PLAN PROPERTY LINE AGREEMENT PREPARED FOR PROPERTIES LOCATED AT #85 & #87 LAKE DRIVE SOUTH NEW FAIRFIELD, CONNECTICUT SCALE 1"=20" DATED 10-28-20" PREPARED BY THE HUNTINGTON COMPANY, LLC
 - "IMPROVEMENT LOCATION SURVEY PREPARED FOR RONALD B. NOREN, TRUSTEE 85 LAKE DRIVE SOUTH NEW FAIRFIELD, CONNECTICUT DATED 1/2/04" PREPARED BY SPATH-BJORKLUND ASSOCIATES.
- PLAN PREPARED FOR RONALD B. NOREN.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.
- BEARINGS BASED ON CONNECTICUT STATE PLANE COORDINATES.
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.



IMPERVIOUS AREA CALCULATIONS

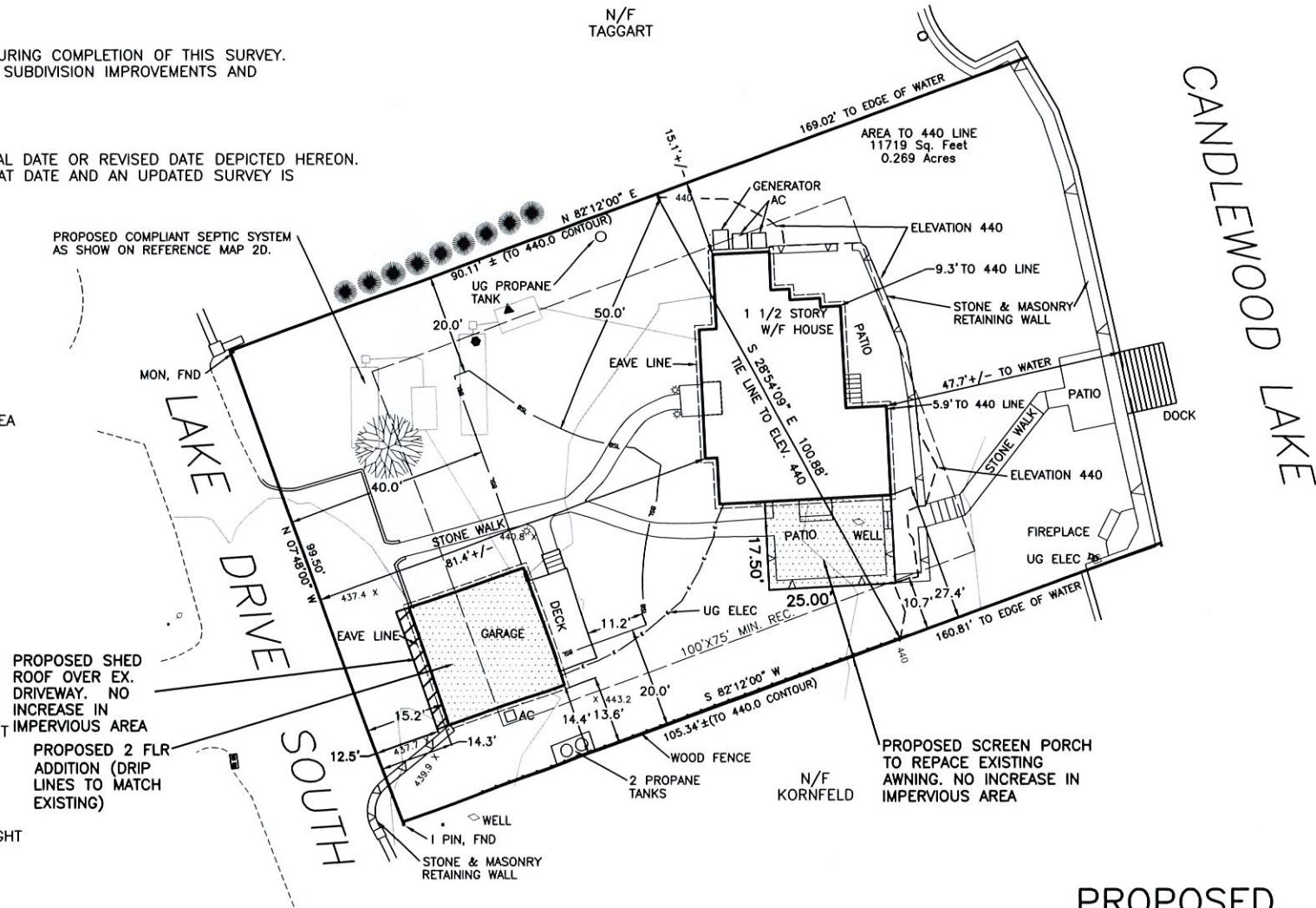
HOUSE AREA =	1345 SF
GARAGE & DECK =	752 SF
DRIVE, WALKS & PATIOS =	+2382 SF
	<u>4479 SF</u>
	11719 SF LOT AREA
	X100=38.2% IMPERVIOUS AREA

GARAGE HEIGHT CALCULATIONS

443.2
439.9
437.7
437.4
+437.8
<u>2196.0</u>
5
=439.2 EX. AVG GRADE PLANE 5' OUT

EX. GARAGE	PROPOSED. GARAGE
456.18 PEAK	461.16 PEAK
-445.14 EAVE	-447.99 EAVE
<u>11.04</u>	<u>13.17</u>
2	2
=5.52 AVG ROOF HEIGHT	=6.58 AVG ROOF HEIGHT
456.18 PEAK	461.16 PEAK
-5.52 AVG	-6.58 AVG
450.66 HEIGHT	454.58 HEIGHT
-439.2 GRADE PLANE	-439.2 GRADE PLANE
<u>11.46'</u> EX. GARAGE HEIGHT	<u>15.38'</u> PROPOSED GARAGE HEIGHT

PROPOSED. CUPOLA
464.83 PEAK



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

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

PROPOSED
IMPROVEMENT LOCATION SURVEY
PREPARED FOR
RONALD B. NOREN, TRUSTEE
85 LAKE DRIVE SOUTH
NEW FAIRFIELD, CONNECTICUT



SCALE 1"=20'

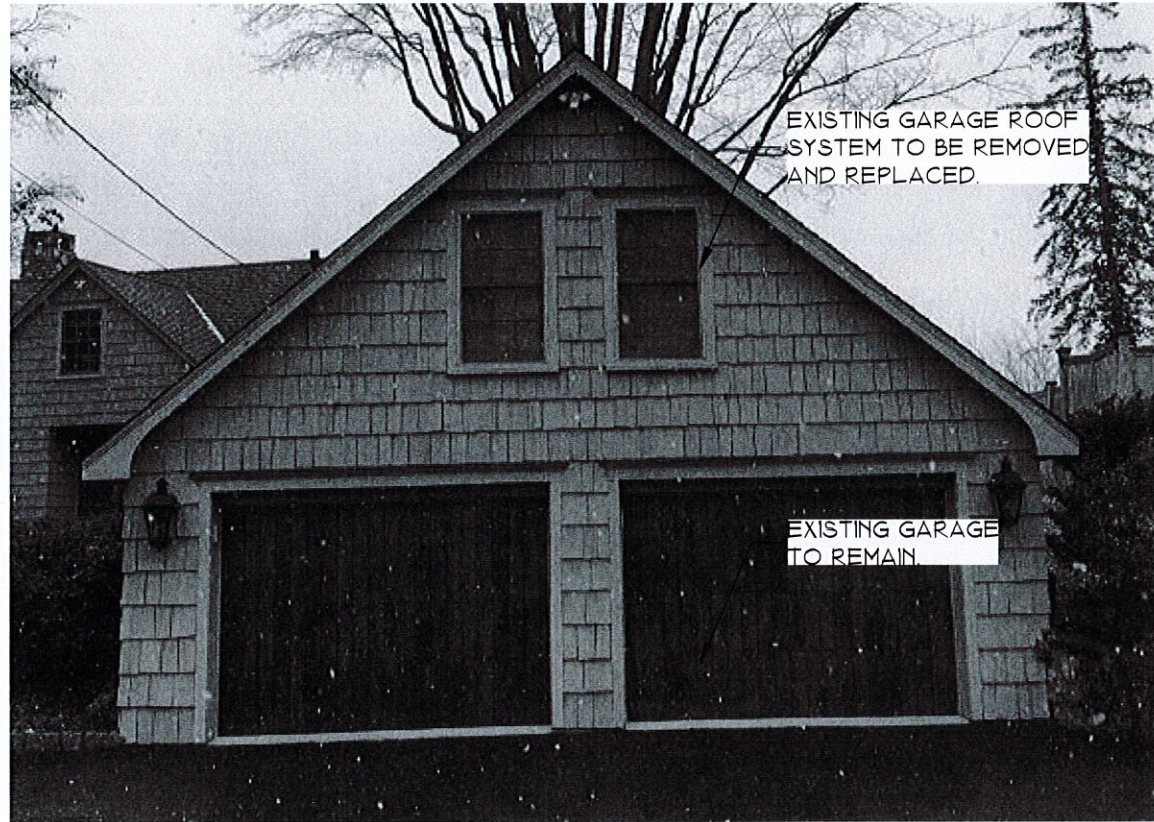
JULY 11, 2022
REV. OCT. 4, 2022



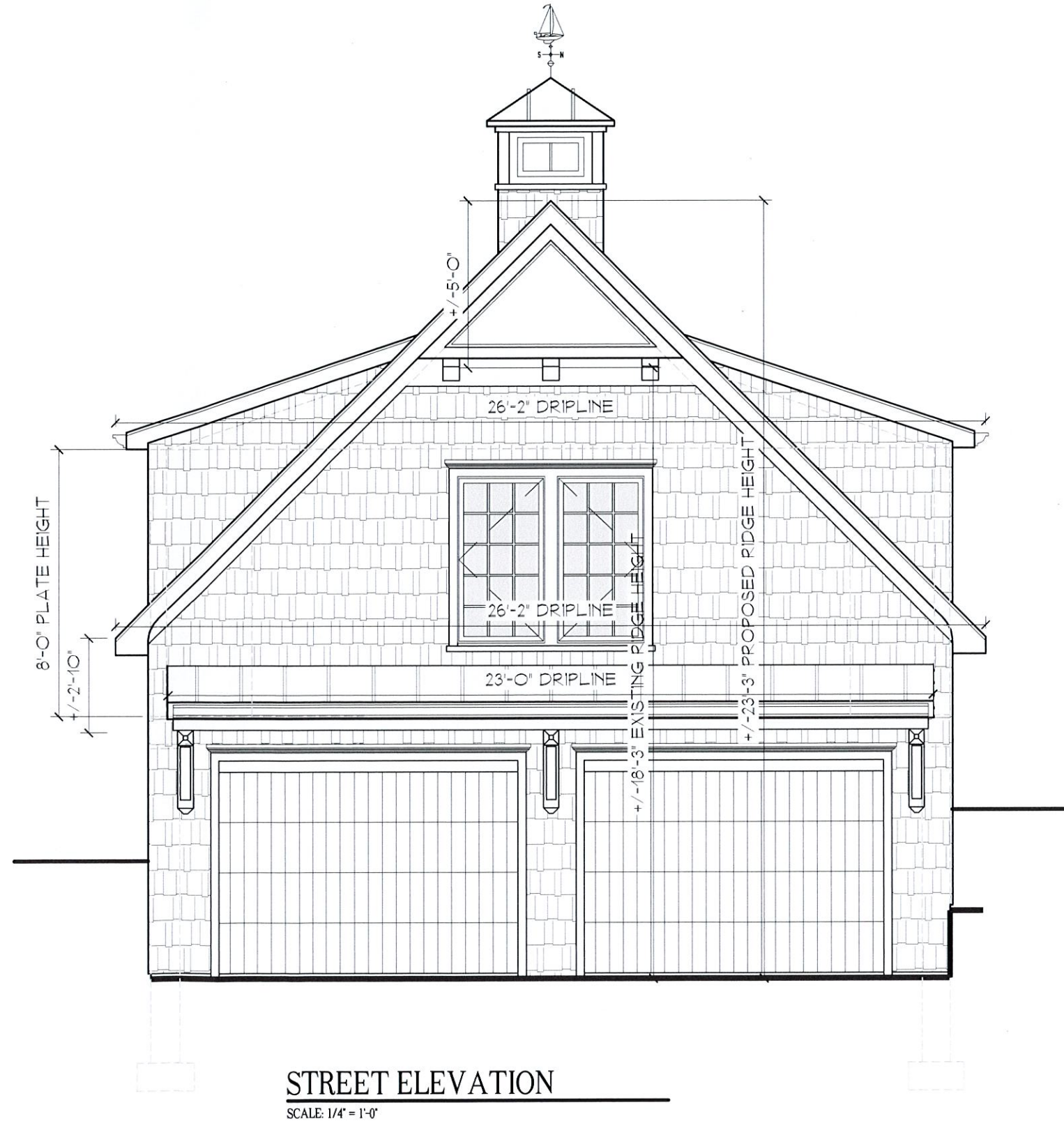
J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203)-268-4205
www.jedwardsassoc.com

JASON EDWARDS, L.S. No. 70308

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SHED ROOF ACROSS THE GARAGE DOORS WILL NOT INCREASE THE IMPERVIOUS AREA BECAUSE IT WILL BE CONSTRUCTED ABOVE THE EXISTING BLACKTOP DRIVEWAY WHICH IS ALREADY IMPERVIOUS.



STREET ELEVATION
 (EXISTING CONDITIONS)



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

REVISIONS	
NO.	DATE

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT
 COPYRIGHT 2022
 CHERIDAN DESIGNS

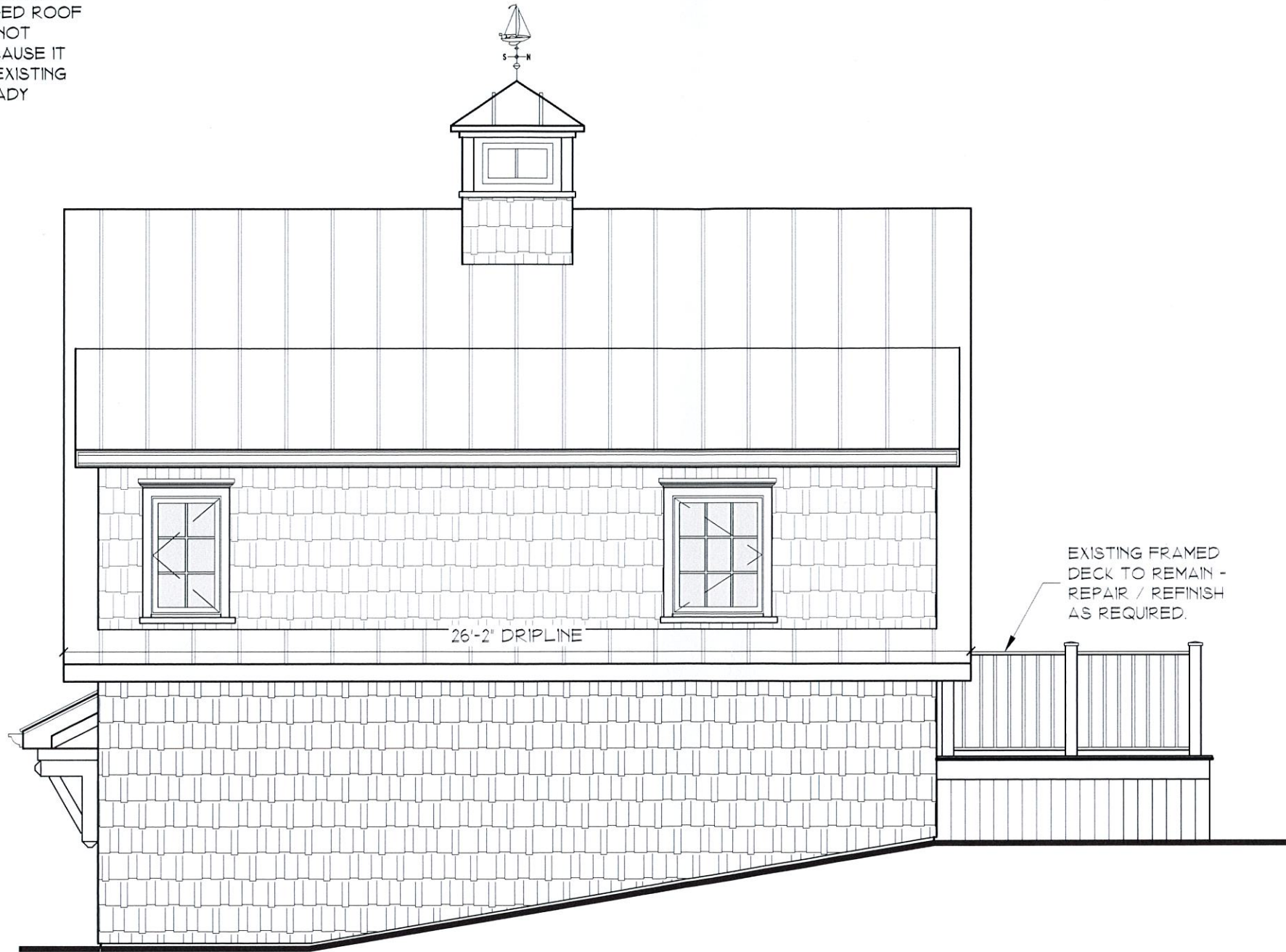
DETACHED GARAGE

STREET
 ELEVATION

SHEET NUMBER

SK8.1

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN
 DESIGNED TO NOT INCREASE THE AMOUNT OF
 EXISTING IMPERVIOUS AREA ON SITE. SITE
 SURVEYOR TO VERIFY THE EXISTING AND
 PROPOSED AREAS ON THE SURVEY. PLEASE
 NOTE THAT THE ADDITION OF THE SHED ROOF
 ACROSS THE GARAGE DOORS WILL NOT
 INCREASE THE IMPERVIOUS AREA BECAUSE IT
 WILL BE CONSTRUCTED ABOVE THE EXISTING
 BLACKTOP DRIVEWAY WHICH IS ALREADY
 IMPERVIOUS.



RIGHT ELEVATION

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

**CHERIDAN
 DESIGNS**

CUSTOM RESIDENTIAL DESIGNS

719 TRAVER ROAD
 PLEASANT VALLEY, NEW YORK 12569

PHONE: 845.635.3530
 FAX: 845.635.3531

WWW.CHERIDANDESIGNS.COM

REVISIONS

NO.	DATE

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT
 COPYRIGHT 2022
 CHERIDAN DESIGNS

DETACHED GARAGE

RIGHT
 ELEVATION

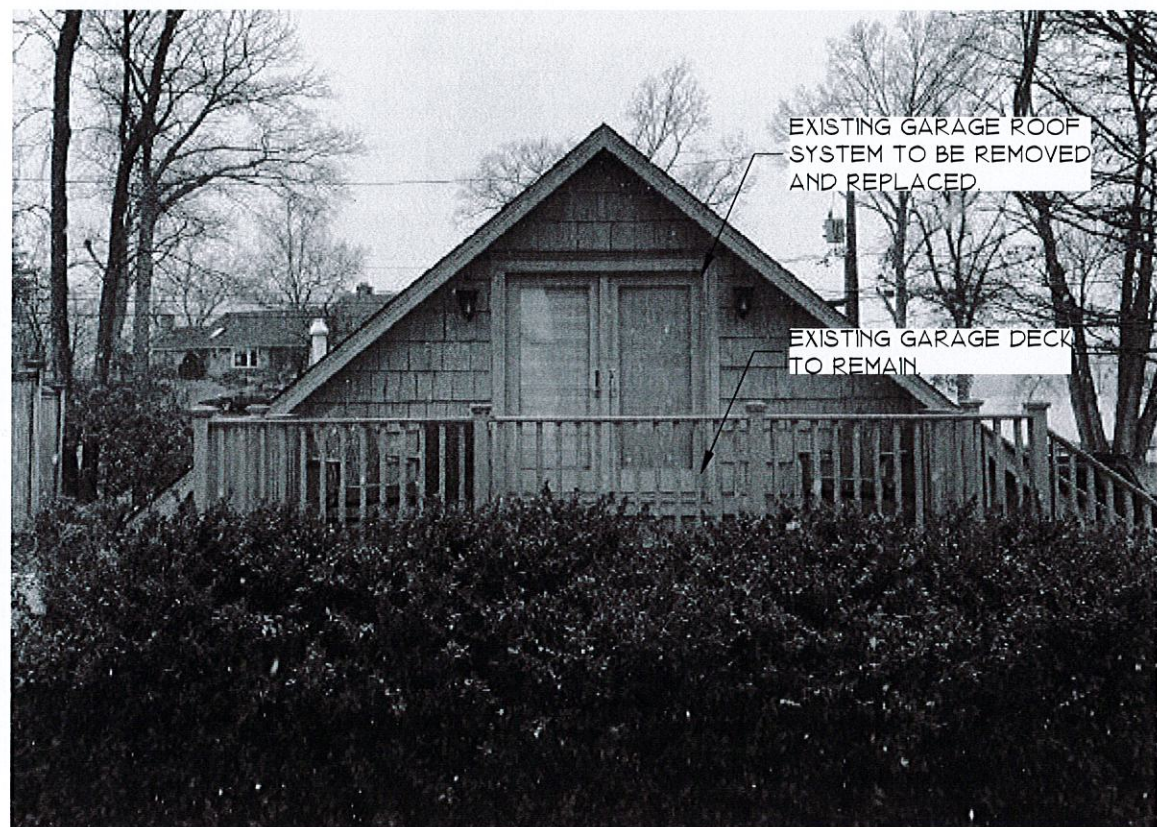
SHEET NUMBER

SK8.2

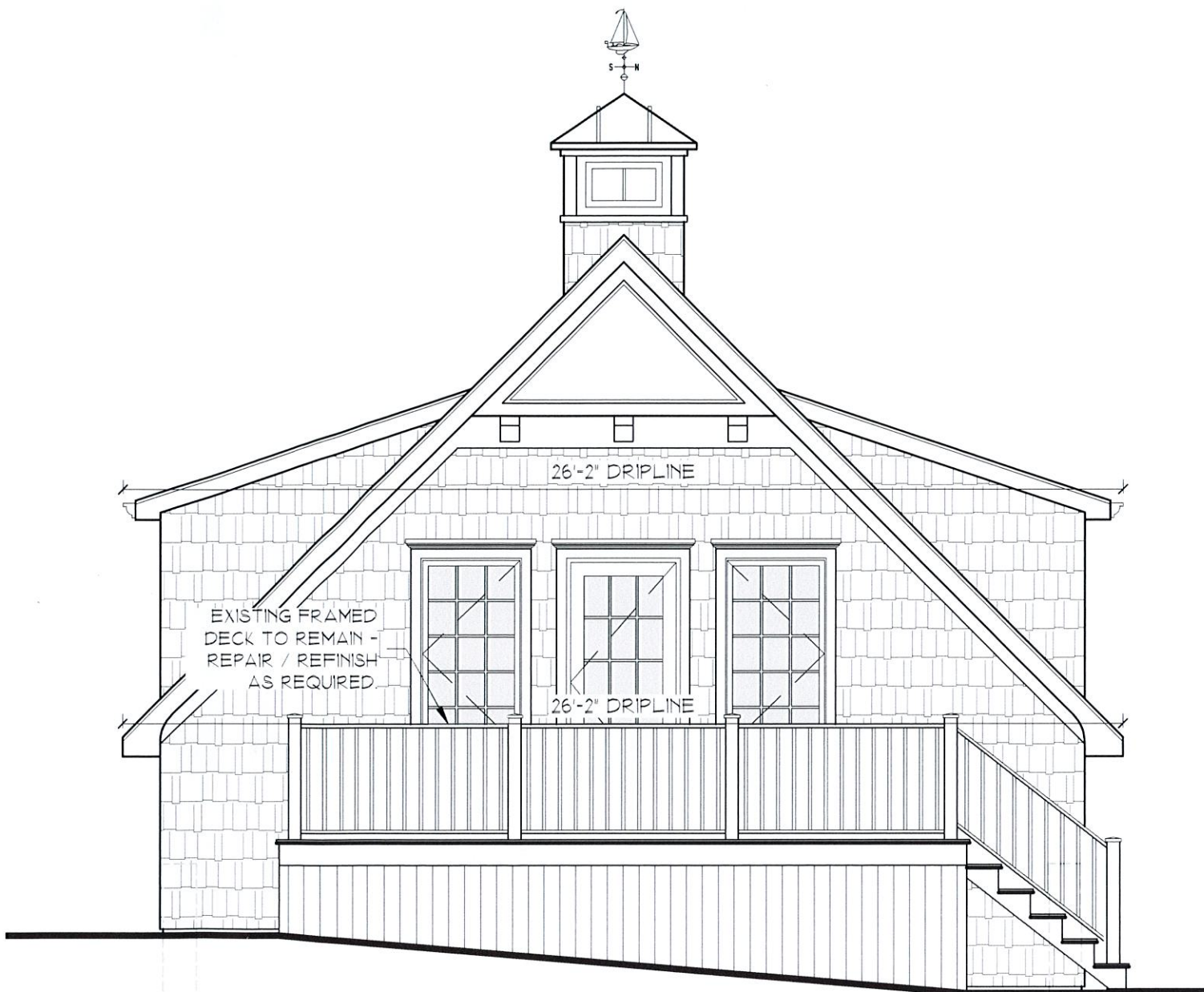
DATE: 12-JAN-2023 JOB NO.

SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SHED ROOF ACROSS THE GARAGE DOORS WILL NOT INCREASE THE IMPERVIOUS AREA BECAUSE IT WILL BE CONSTRUCTED ABOVE THE EXISTING BLACKTOP DRIVEWAY WHICH IS ALREADY IMPERVIOUS.



LAKE ELEVATION
 (EXISTING CONDITIONS)



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

**CHERIDAN
 DESIGNS**

CUSTOM RESIDENTIAL DESIGNS

719 TRAVER ROAD
 PLEASANT VALLEY, NEW YORK 12569

PHONE: 845.635.3530
 FAX: 845.635.3531

WWW.CHERIDANDESIGNS.COM

REVISIONS	
NO.	DATE

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT

COPYRIGHT 2022
 CHERIDAN DESIGNS

DETACHED GARAGE

LAKE
 ELEVATION

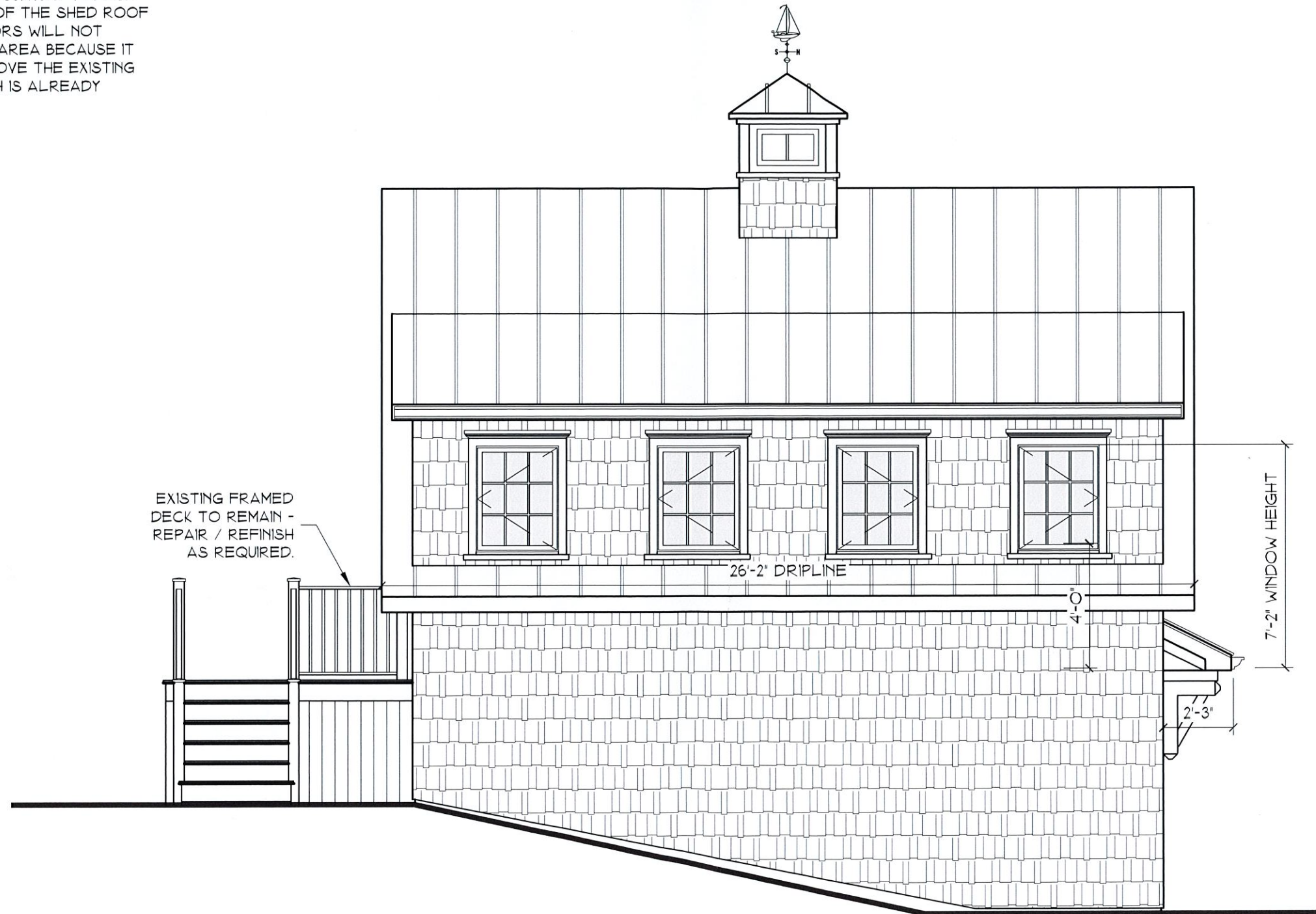
SHEET NUMBER

SK8.3

DATE: 12-JAN-2023 JOB NO.
 SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

STORMWATER NOTE:

THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SHED ROOF ACROSS THE GARAGE DOORS WILL NOT INCREASE THE IMPERVIOUS AREA BECAUSE IT WILL BE CONSTRUCTED ABOVE THE EXISTING BLACKTOP DRIVEWAY WHICH IS ALREADY IMPERVIOUS.



LEFT ELEVATION

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

**CHERIDAN
DESIGNS**

CUSTOM RESIDENTIAL DESIGNS

719 TRAVER ROAD
PLEASANT VALLEY, NEW YORK 12569
PHONE: 845.635.3530
FAX: 845.635.3531

WWW.CHERIDANDESIGNS.COM

REVISIONS	
NO.	DATE

NOREN RESIDENCE
RENEE & RONALD NOREN
85 LAKE DRIVE SOUTH
NEW FAIRFIELD, CT
COPYRIGHT 2022
CHERIDAN DESIGNS

DETACHED GARAGE

LEFT
ELEVATION

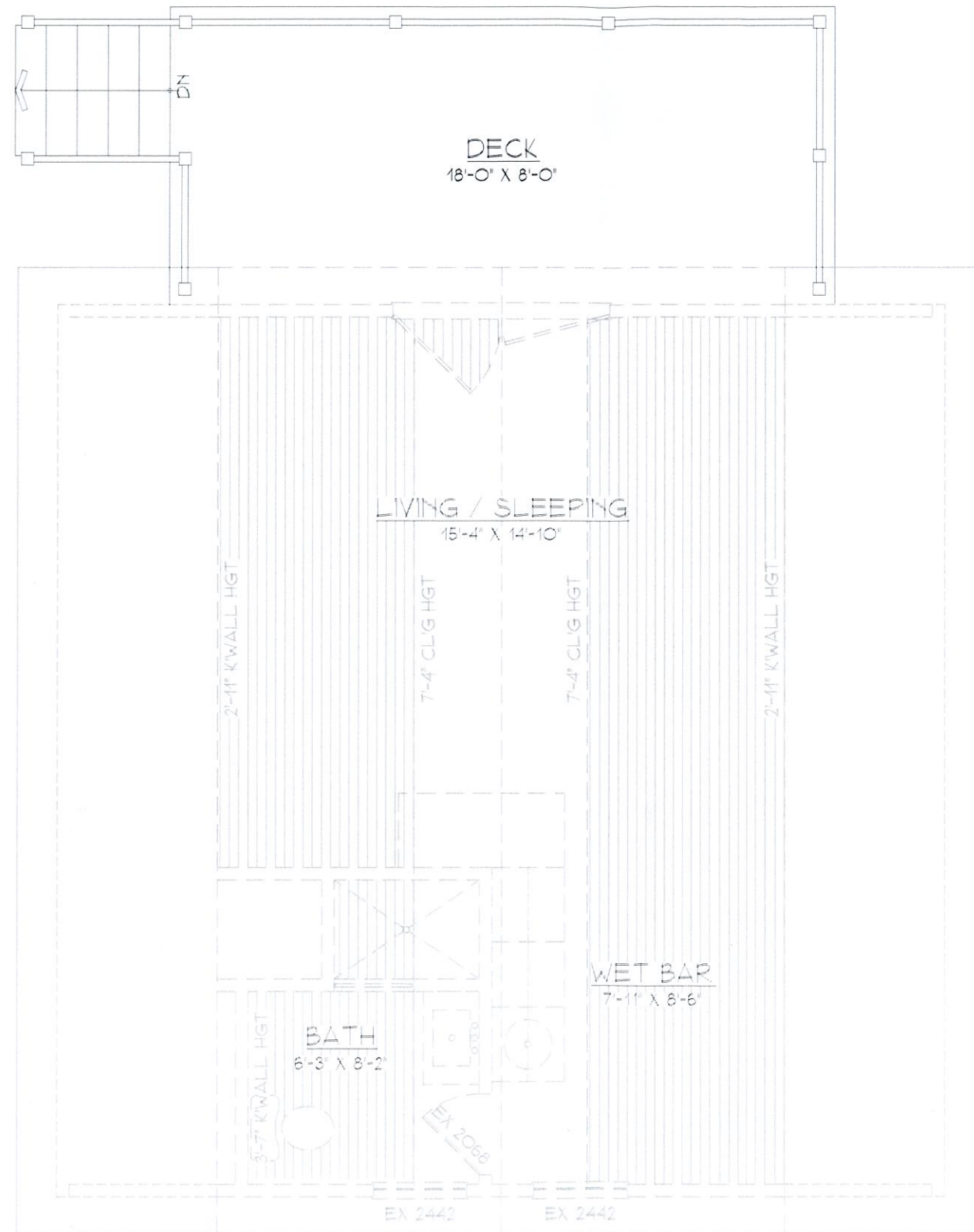
SHEET NUMBER

SK8.4

DATE: 12-JAN-2023 JOB NO.
SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

STORMWATER NOTE:

THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SHED ROOF ACROSS THE GARAGE DOORS WILL NOT INCREASE THE IMPERVIOUS AREA BECAUSE IT WILL BE CONSTRUCTED ABOVE THE EXISTING BLACKTOP DRIVEWAY WHICH IS ALREADY IMPERVIOUS.



368 SF

FIRST FLOOR DEMOLITION PLAN

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

CUSTOM RESIDENTIAL DESIGNS

719 TRAVER ROAD
PLEASANT VALLEY, NEW YORK 12569
PHONE: 845.635.3530
FAX: 845.635.3531

WWW.CHERIDANDESIGNS.COM

REVISIONS	
NO.	DATE

NOREN RESIDENCE
RENEE & RONALD NOREN
85 LAKE DRIVE SOUTH
NEW FAIRFIELD, CT
COPYRIGHT 2022
CHERIDAN DESIGNS

DETACHED GARAGE

FIRST FLOOR
DEMOLITION PLAN

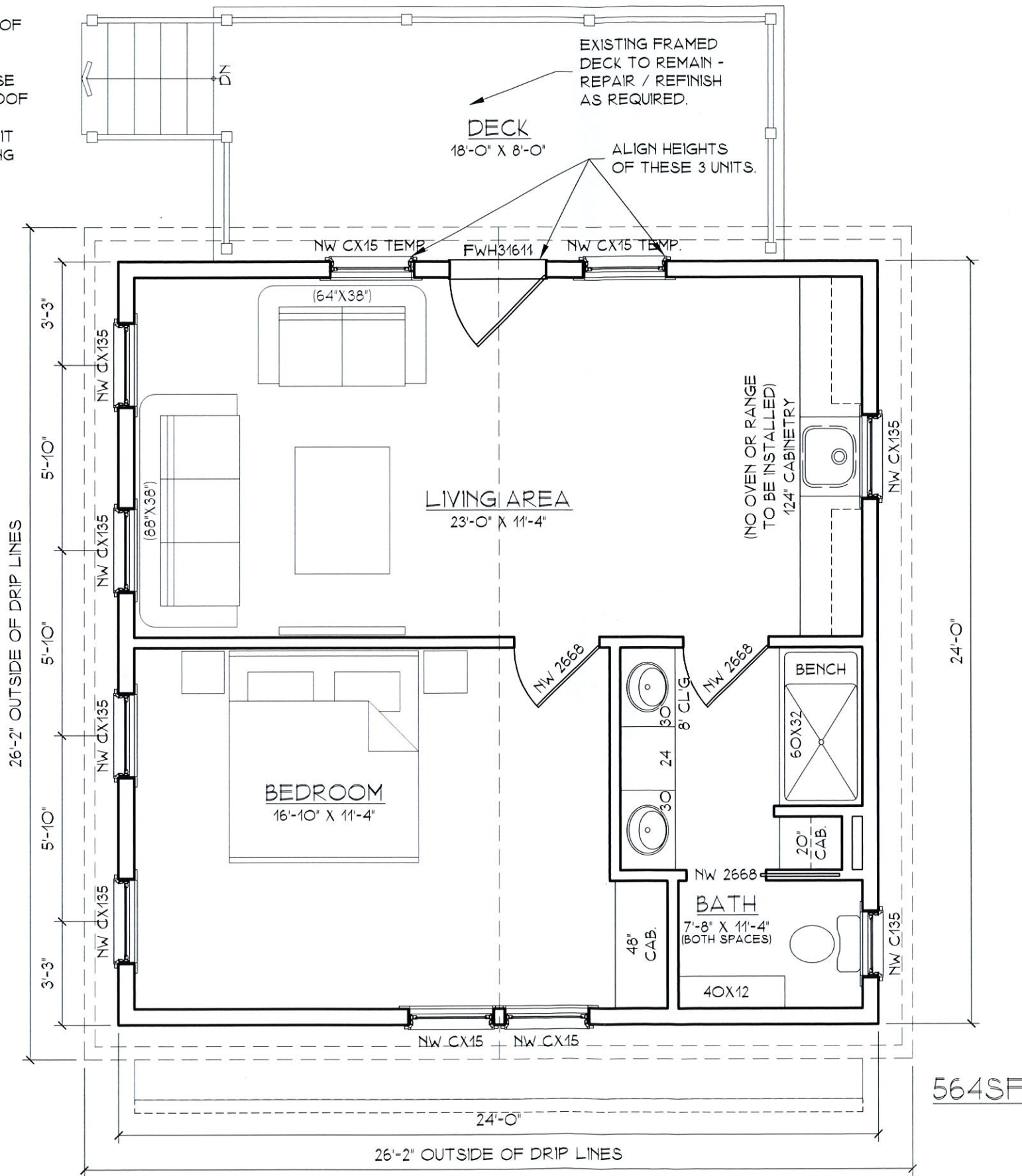
SHEET NUMBER

SK8.5D

DATE: 12-JAN-2023 JOB NO.
SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

STORMWATER NOTE:

THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SHED ROOF ACROSS THE GARAGE DOORS WILL NOT INCREASE THE IMPERVIOUS AREA BECAUSE IT WILL BE CONSTRUCTED ABOVE THE EXISTING BLACKTOP DRIVEWAY WHICH IS ALREADY IMPERVIOUS.



FIRST FLOOR CONSTRUCTION PLAN

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

CUSTOM RESIDENTIAL DESIGNS

719 TRAVER ROAD
PLEASANT VALLEY, NEW YORK 12569

PHONE: 845.635.3530
FAX: 845.635.3531

WWW.CHERIDANDESIGNS.COM

REVISIONS	
NO	DATE

NOREN RESIDENCE
RENEE & RONALD NOREN
85 LAKE DRIVE SOUTH
NEW FAIRFIELD, CT

COPYRIGHT 2022
CHERIDAN DESIGNS

DETACHED GARAGE

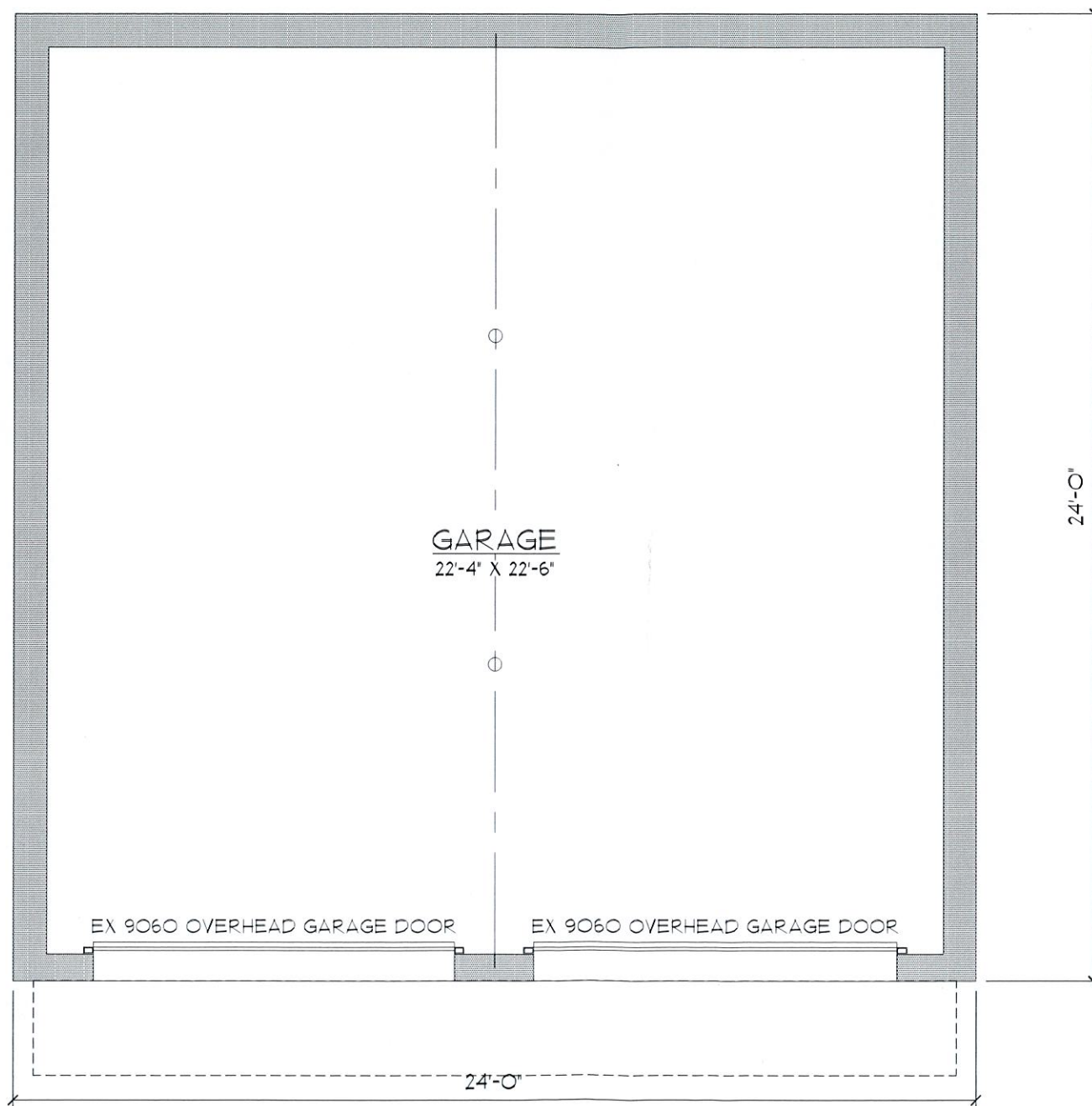
FIRST FLOOR
CONSTRUCTION PLAN

SHEET NUMBER

SK8.50

DATE: 12-JAN-2023 JOB NO.
SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SHED ROOF ACROSS THE GARAGE DOORS WILL NOT INCREASE THE IMPERVIOUS AREA BECAUSE IT WILL BE CONSTRUCTED ABOVE THE EXISTING BLACKTOP DRIVEWAY WHICH IS ALREADY IMPERVIOUS.



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

REVISIONS	
NO.	DATE

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT

COPYRIGHT 2022
 CHERIDAN DESIGNS

DETACHED GARAGE

**GARAGE
 PLAN**

SHEET NUMBER

SK8.6

DATE: 12-JAN-2023 JOB NO.
 SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SCREENED PORCH WILL BE CONSTRUCTED ON TOP OF THE EXISTING STONE PATIO WHICH IS ALREADY IMPERVIOUS.



STREET ELEVATION

(EXISTING CONDITIONS)



SCREENED PORCH - FRONT ELEVATION

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

REVISIONS

NO	DATE	

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT
 COPYRIGHT 2022
 CHERIDAN DESIGNS

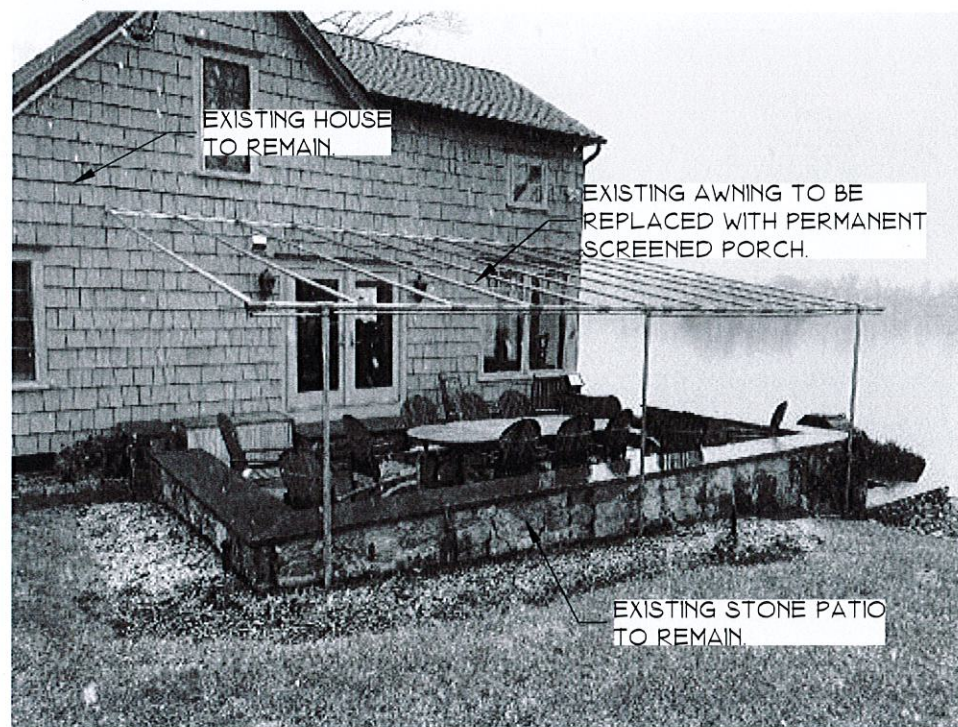
SCREENED PORCH

FRONT ELEVATIONS

SHEET NUMBER

SK8.1

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SCREENED PORCH WILL BE CONSTRUCTED ON TOP OF THE EXISTING STONE PATIO WHICH IS ALREADY IMPERVIOUS.



REVISIONS	
NO	DATE

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT
 COPYRIGHT 2022
 CHERIDAN DESIGNS

SCREENED PORCH

RIGHT ELEVATIONS

SHEET NUMBER

SK8.2

DATE: 12-JAN-2023 JOB NO.
 SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

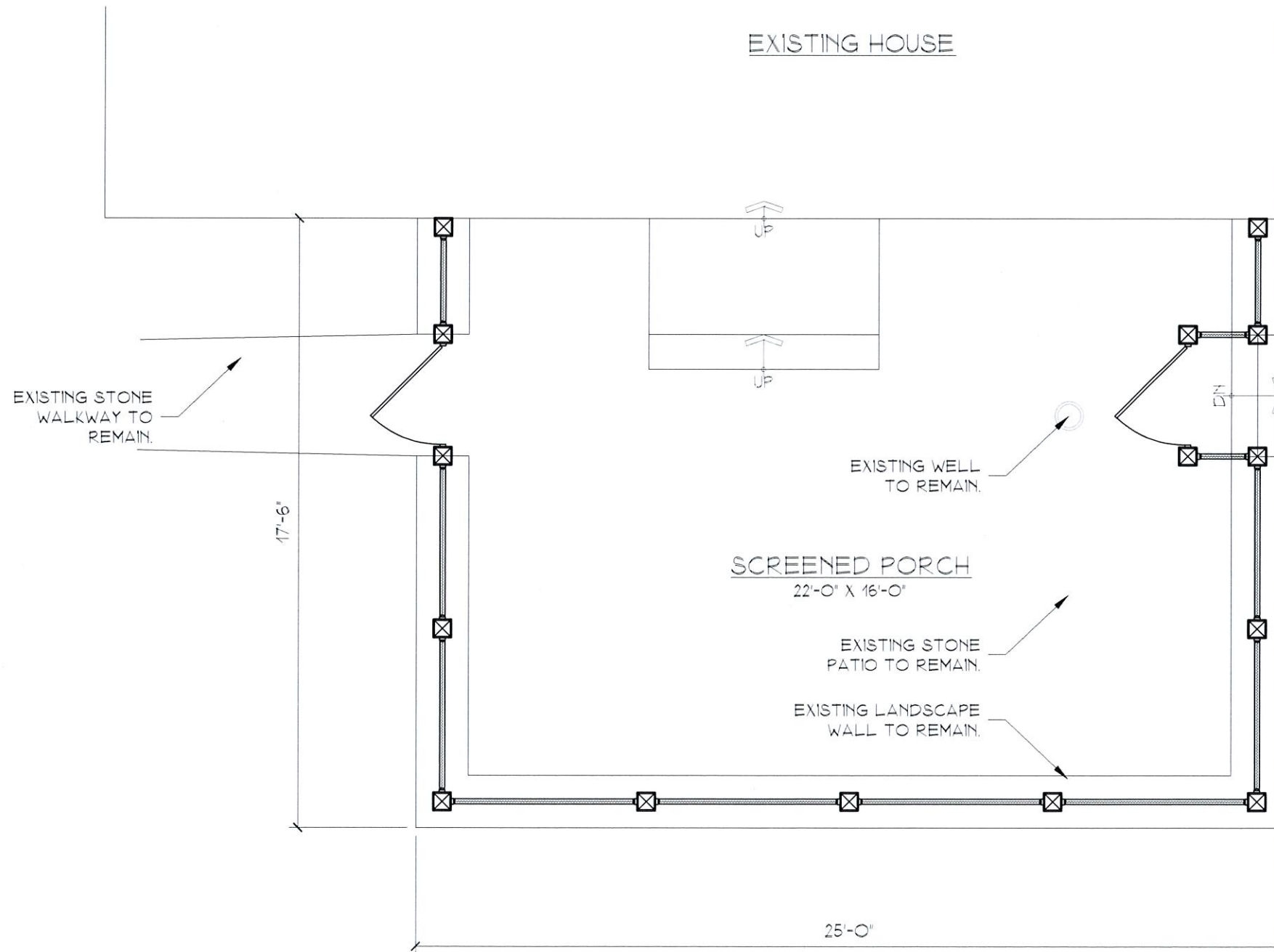
RIGHT ELEVATION

(EXISTING CONDITIONS)

SCREENED PORCH - RIGHT ELEVATION

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

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SCREENED PORCH WILL BE CONSTRUCTED ON TOP OF THE EXISTING STONE PATIO WHICH IS ALREADY IMPERVIOUS.



SCREENED PORCH PLAN

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

REVISIONS	
NO	DATE

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT
 COPYRIGHT 2022
 CHERIDAN DESIGNS

SCREENED PORCH

SCREENED PORCH PLAN

SHEET NUMBER
SK8.3

DATE: 12-JAN-2023	JOB NO.
SCALE: 1/4" = 1'-0"	DRAWN BY: D. SCHARFF
PAGE: 1/1	

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SCREENED PORCH WILL BE CONSTRUCTED ON TOP OF THE EXISTING STONE PATIO WHICH IS ALREADY IMPERVIOUS.

REVISIONS

NO.	DATE	



STREET ELEVATION

(EXISTING CONDITIONS)



SCREENED PORCH - FRONT ELEVATION

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

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT

COPYRIGHT 2022
 CHERIDAN DESIGNS

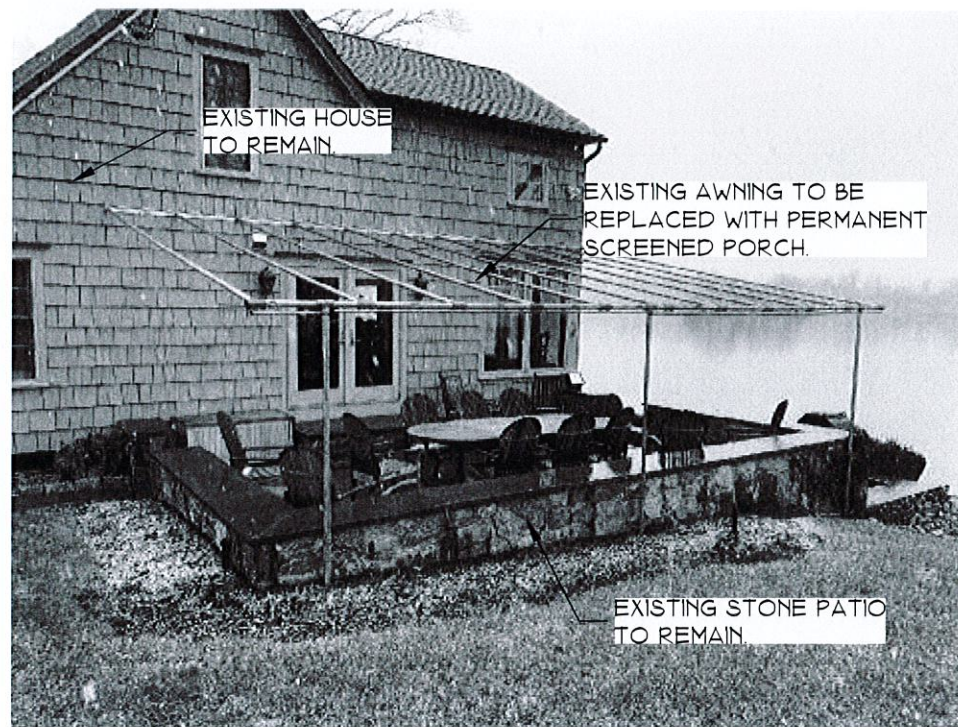
SCREENED PORCH

FRONT
 ELEVATIONS

SHEET NUMBER

SK8.1

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SCREENED PORCH WILL BE CONSTRUCTED ON TOP OF THE EXISTING STONE PATIO WHICH IS ALREADY IMPERVIOUS.



REVISIONS	
NO	DATE

RIGHT ELEVATION

(EXISTING CONDITIONS)

SCREENED PORCH - RIGHT ELEVATION

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

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT
 COPYRIGHT 2022
 CHERIDAN DESIGNS

SCREENED PORCH

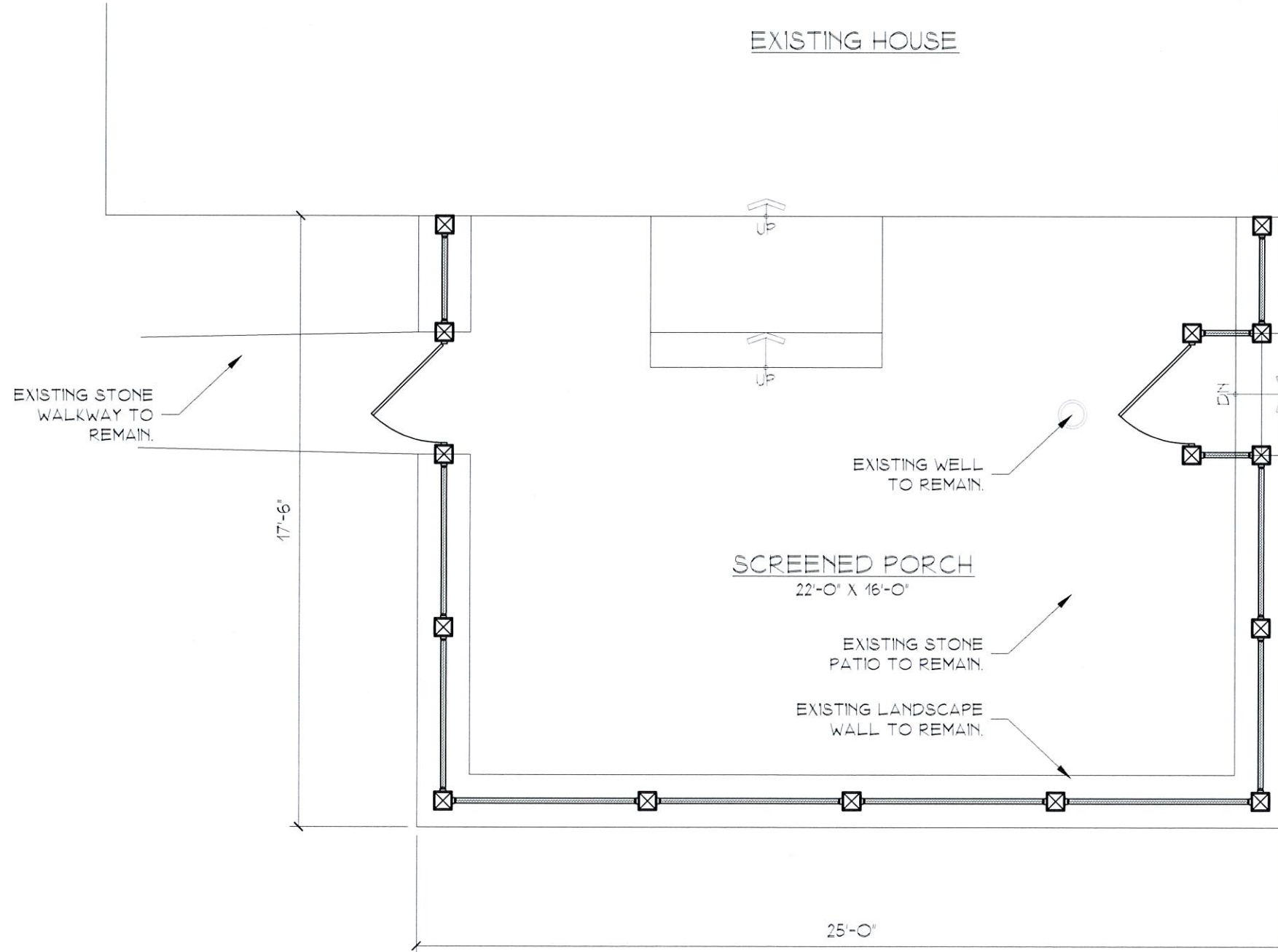
RIGHT ELEVATIONS

SHEET NUMBER

SK8.2

DATE: 12-JAN-2023 JOB NO.
 SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARFF

STORMWATER NOTE:
 THESE RENOVATION DRAWINGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE. SITE SURVEYOR TO VERIFY THE EXISTING AND PROPOSED AREAS ON THE SURVEY. PLEASE NOTE THAT THE ADDITION OF THE SCREENED PORCH WILL BE CONSTRUCTED ON TOP OF THE EXISTING STONE PATIO WHICH IS ALREADY IMPERVIOUS.



SCREENED PORCH PLAN

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

REVISIONS	
NO	DATE

NOREN RESIDENCE
 RENEE & RONALD NOREN
 85 LAKE DRIVE SOUTH
 NEW FAIRFIELD, CT
 COPYRIGHT 2022
 CHERIDAN DESIGNS

SCREENED PORCH

SCREENED PORCH PLAN

SHEET NUMBER

SK8.3

DATE: 12-JAN-2023	JOB NO.
SCALE: 1/4" = 1'-0"	DRAWN BY: D. SCHARFF