

APPLICATION OR APEAL#: 26-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS

JUL 20 2023

PROPOSAL

1) Applicant: Bill and Doreen Crawford
Mailing Address: 20 Lake Drive South, NF 06812
Phone#: 646-418-8755
Email: williamgcrawford@gmail.com

2) Premises located at: 20 Lake Drive South on the (N S E W) side of the street
at approx. 1580 feet (N S E W) from Lake Drive North (nearest intersecting road).

3) Property Owner Name: William G. and Doreen F. Crawford

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 20 Block No.: 1 Lot No.: 68

5) Zone in which property is located: R-44 Area of Lot: 12,052 sf / 0.2767 acres

6) Dimensions of Lot: Frontage: 99.26 feet Average Depth: 109.81

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: #12-73 on 3/29/1973

10) Proposal for which variance is requested: Relocation of existing 5'x21' catwalk 9' right to center of house. Bump out gable roof from side of home above existing doorway. Existing front setback is approximately 2.5'.

Hardship: Preexisting, non-conforming narrow and shallow lot, severe slope, significant ledge, and wetlands.

11) Date of Zoning Commission Denial: June 27, 2023

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

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

Setbacks Requested: Front to: 1.3566' from 40' Rear to: N/A
Side to: N/A Side to: N/A

#9

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: Doreen Crawford DATE: 6/20/2023

WGC

6/20/2023

received
6-20-23

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: June 27, 2023

PROPERTY OWNER: Bill & Doreen Crawford

PROPERTY ADDRESS: 20 Lake Drive South (C.I.)

APPLICANT/AGENT: Bill & Doreen Crawford

MAILING ADDRESS: 20 Lake Drive South (C.I.)

ZONING DISTRICT: R-44 **MAP:** 20 **BLOCK:** 1 **LOT:** 68

Please be advised that the applicant would like to (SEE ATTACHED).

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 and Frontage (A+B)

3.2.6-Minimum Building and Structure Setbacks (A)

3.2.11-Minimum Lot Dimensions

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surfaces


7.1.12-Improved Lots Not in a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building 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

William and Doreen Crawford
20 Lake Drive South
New Fairfield CT, 06812
October 18, 2021

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

To Whom It May Concern:

We are the owners of 20 Lake Drive South, New Fairfield. We hereby authorize Caren Carpenter to act on our behalf with respect to all applications, boards, commissions, and permits in connection with this property.

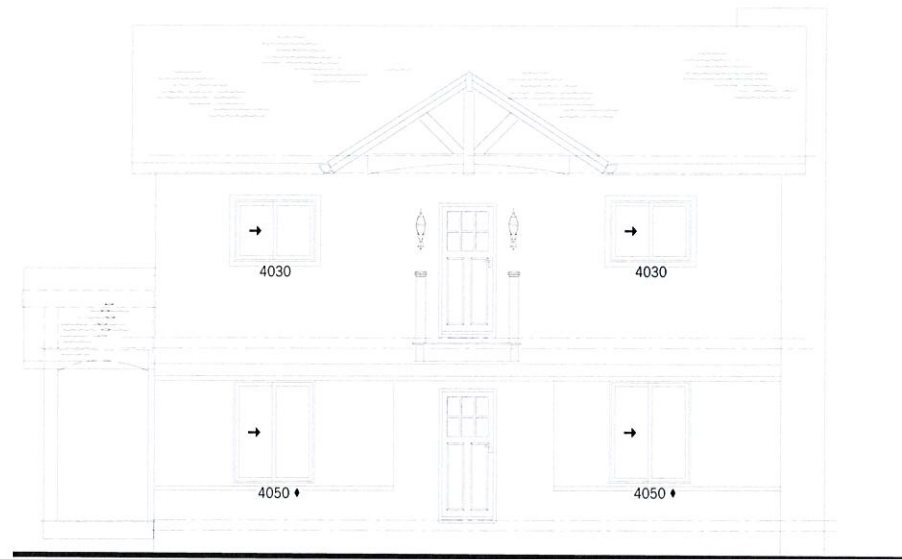
Sincerely,

William Crawford

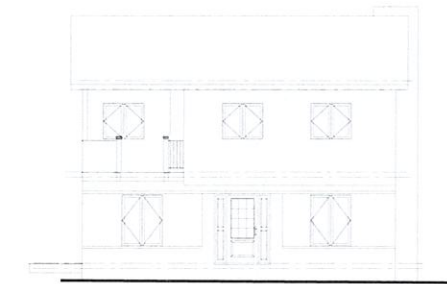


Doreen Crawford

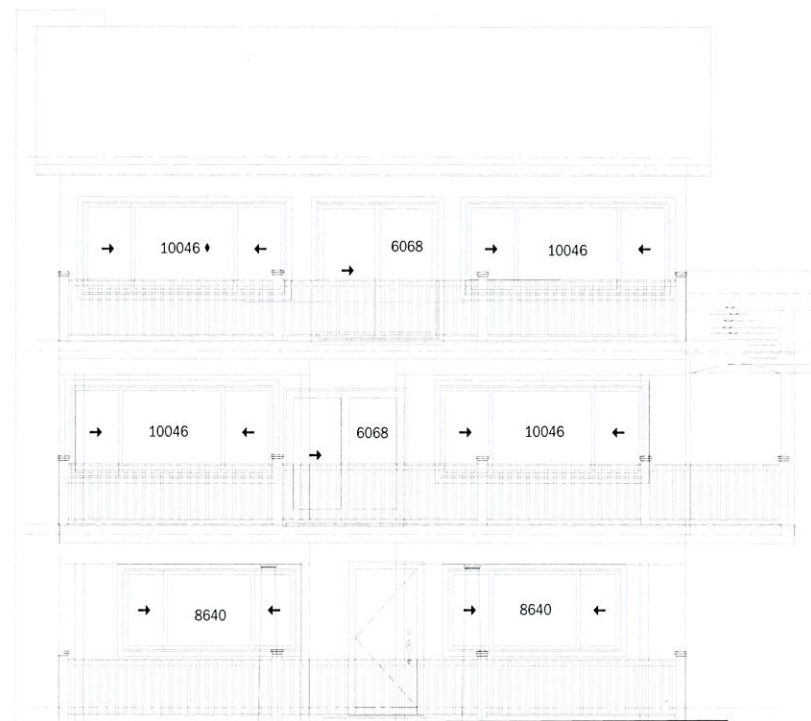




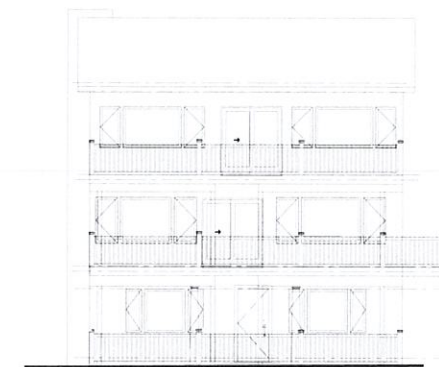
PROPOSED FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"




EXISTING FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

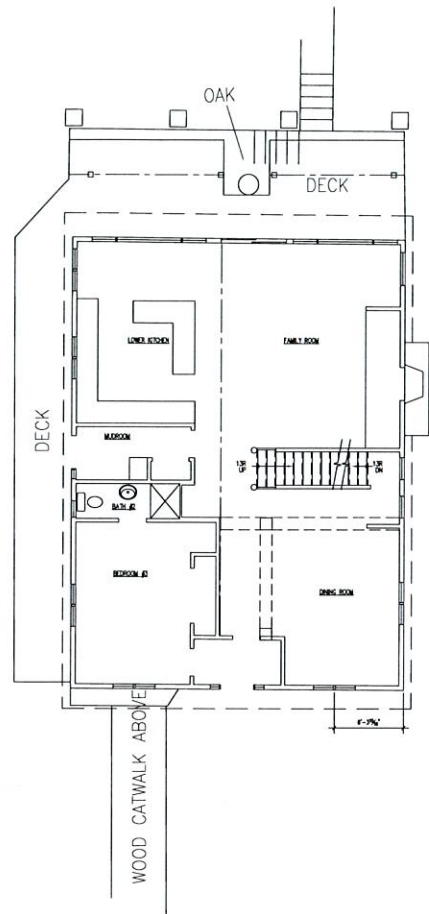


PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

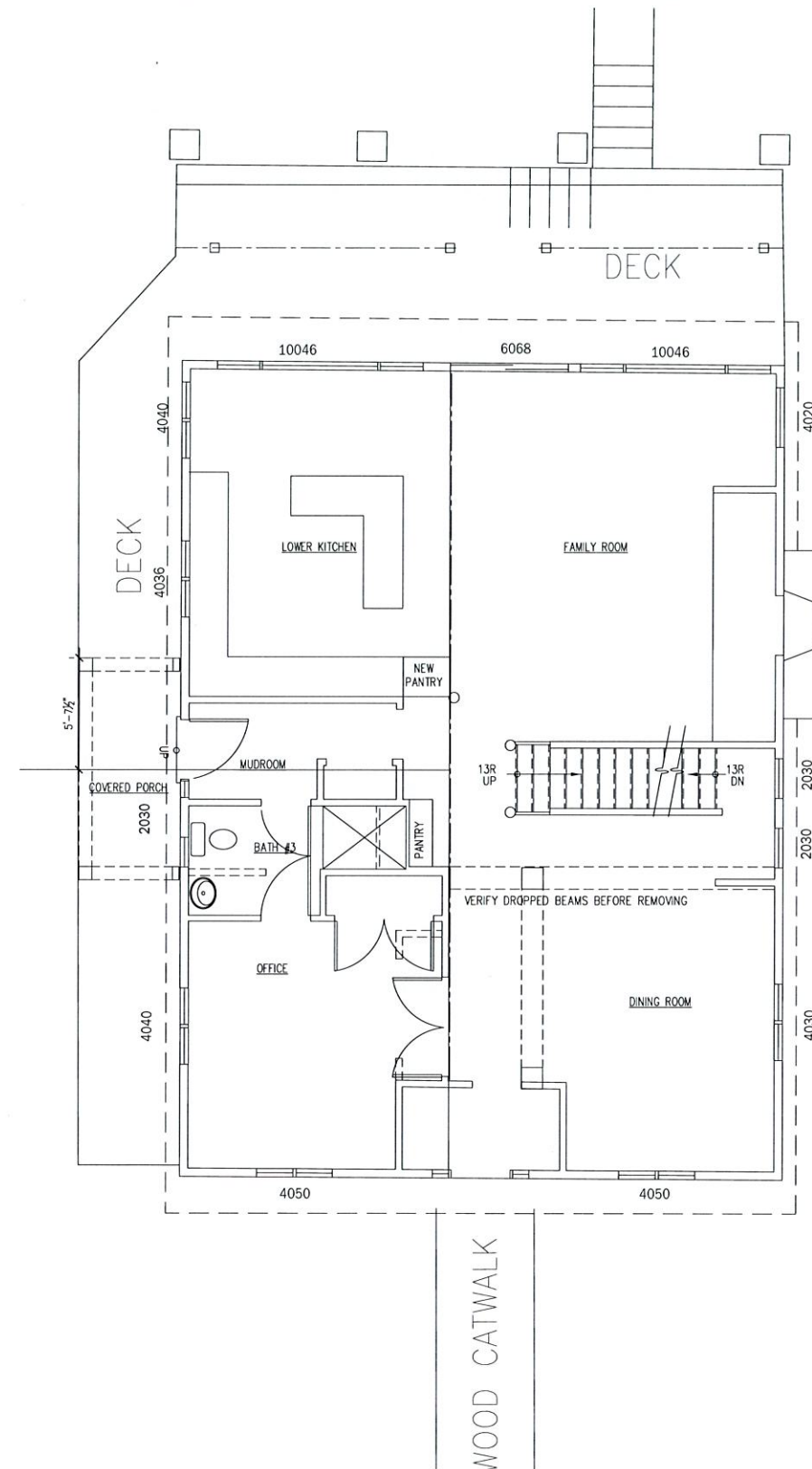
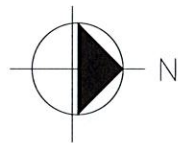


EXISTING REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: BILL AND DOREEN CRAWFORD 20 LAKE DRIVE SOUTH, NEW FAIRFIELD, CONNECTICUT	
EXTERIOR ELEVATIONS	
SCALE: AS NOTED	DRAWN BY: CDE CHECKED BY: CDE DATE: 10/10/11
 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@charter.net	A-5



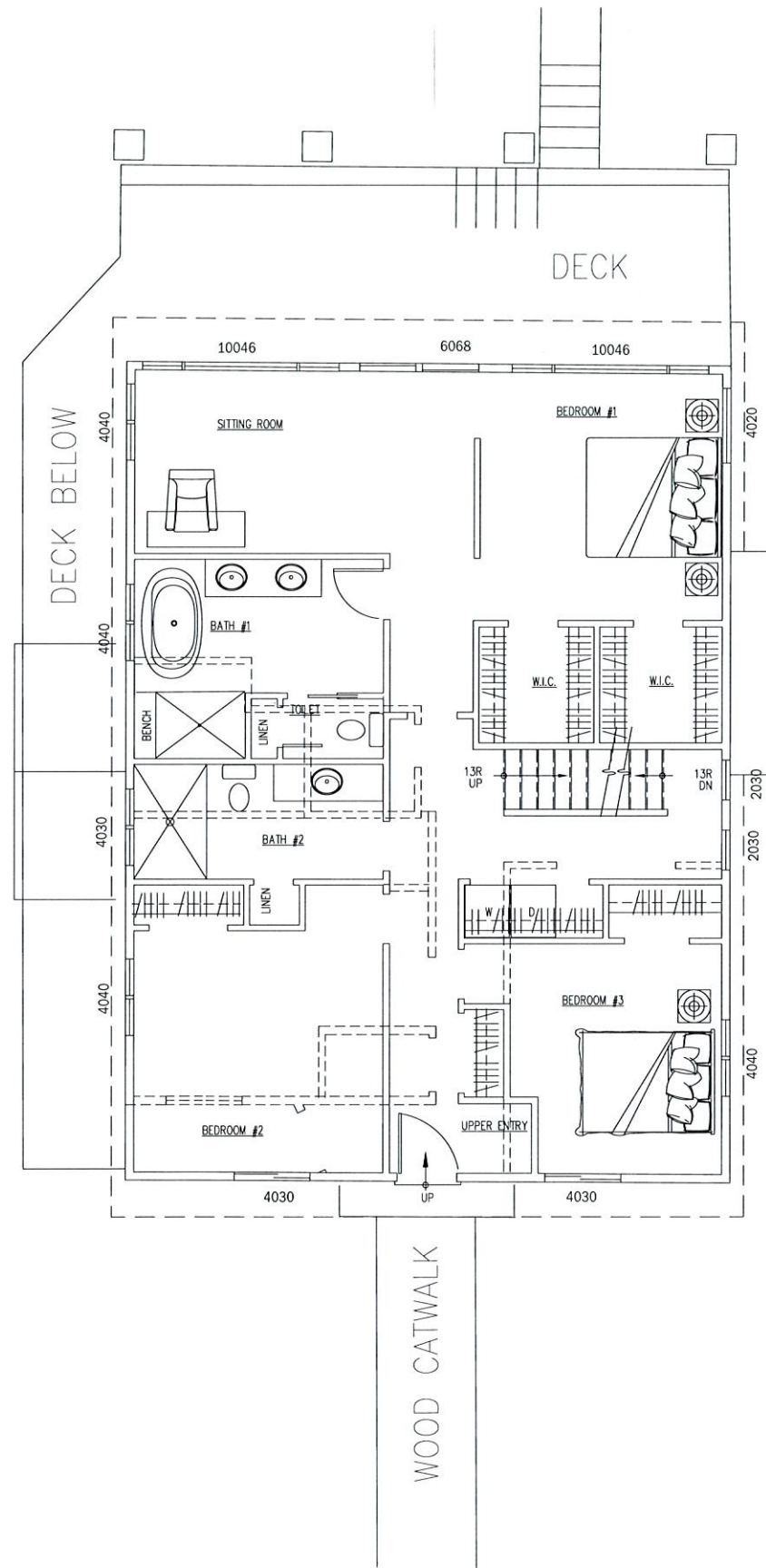
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



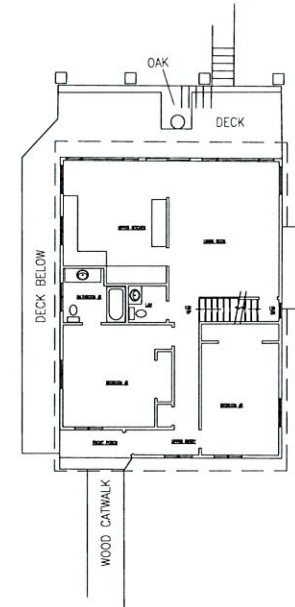
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE ANDERSEN 100 SERIES BLACK INT. & EXT.						
NO. OF WINDOWS	MODEL #	TYPE	ROUGH OPENING	TEMPERED GL.	ROOMS	REMARKS
4	10046	GLIDING WINDOW	10'-0" X 4'-6"	NO	FAM. RM., KITCHEN, BDRM #1, SITING	NO GRILLES AS SHOWN ON ELEVATIONS EGRESS
2	8640	GLIDING WINDOW	8'-6" X 4'-0"	NO	PLAYRM. & LOWER KITCHEN	NO GRILLES AS SHOWN ON ELEVATIONS
6	4040	GLIDING WINDOW	4'-0" X 4'-0"	NO	KITCHEN	NO GRILLES AS SHOWN ON ELEVATIONS
1	4036	GLIDING WINDOW	4'-0" X 3'-6"	NO	FAM. RM. & DIN.RM.	NO GRILLES AS SHOWN ON ELEVATIONS
2	4020	GLIDING WINDOW	4'-0" X 2'-0"	NO	DIN.RM.	NO GRILLES AS SHOWN ON ELEVATIONS
2	6068	SL. GL. DR.	6'-0" X 6'-8"	YES	BEDROOM #1, KITCHEN	NO GRILLES AS SHOWN ON ELEVATIONS
2	2036-2	SINGLE HUNG	4'-0" X 3'-6"	NO	BEDROOM #2 & #3	NO GRILLES AS SHOWN ON ELEVATIONS EGRESS
3	2050-2	SINGLE HUNG	4'-0" X 5'-0"	NO	DINING ROOM, OFFICE	NO GRILLES AS SHOWN ON ELEVATIONS
8	2030	SINGLE HUNG	2'-0" X 3'-0"	NO	STAIRWELLS, BATH #2, #3, #4, W.I.C., LOWER KITCHEN	NO GRILLES AS SHOWN ON ELEVATIONS
1	3036	SINGLE HUNG	3'-0" X 3'-6"	NO	MECHANICAL, STORAGE	NO GRILLES AS SHOWN ON ELEVATIONS EGRESS
2	2036	SINGLE HUNG	2'-0" X 3'-6"	NO	ENTRY	NO GRILLES AS SHOWN ON ELEVATIONS

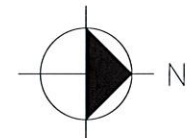
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: BILL AND DOREEN CRAWFORD 20 LAKE DRIVE SOUTH, NEW FAIRFIELD, CONNECTICUT		
	FIRST FLOOR PLAN & DETAILS SCALE: AS NOTED		DRAWN BY: CCC CHECKED BY: CCC
	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@charter.net		DRAWING NO.: A-2



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

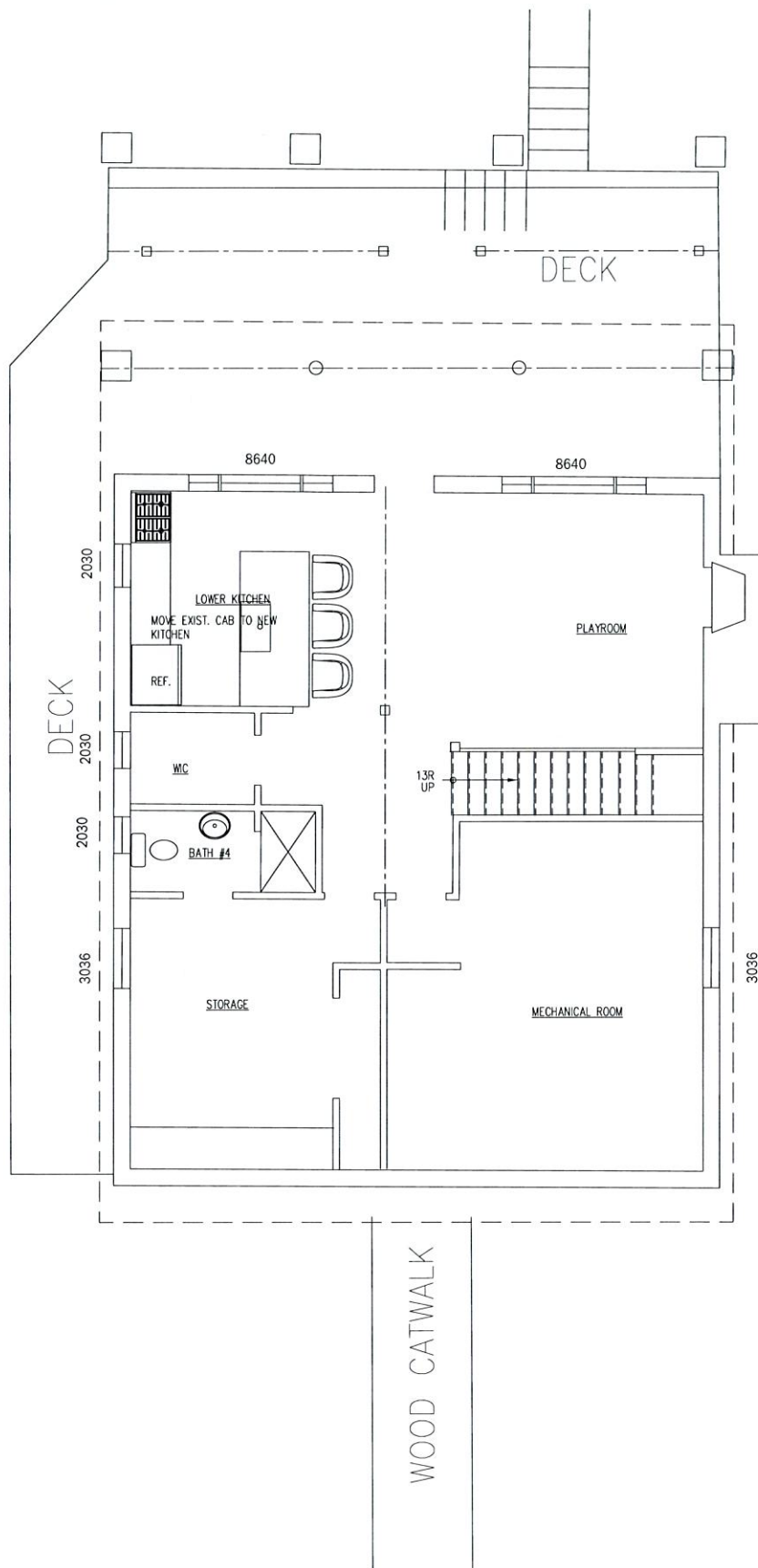


EXISTING UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

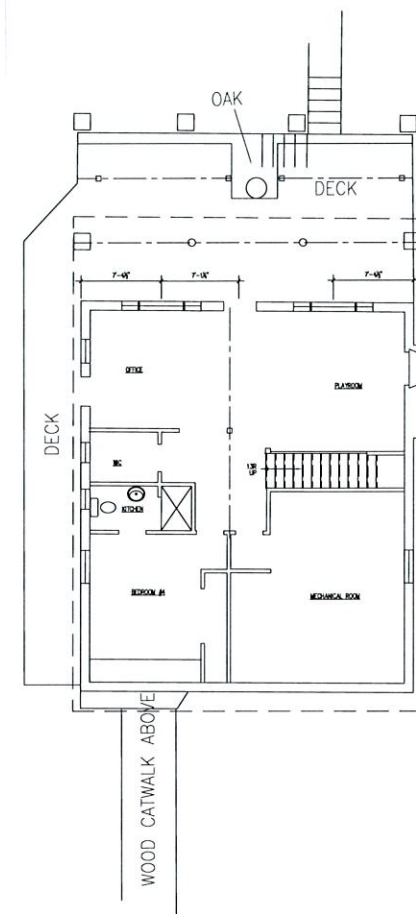


FILE NAME:
PLOT SCALE:

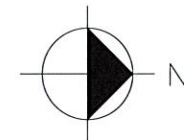
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: BILL AND DOREEN CRAWFORD 20 LAKE DRIVE SOUTH, NEW FAIRFIELD, CONNECTICUT		
		UPPER FLOOR PLAN & DETAILS SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
		CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@charter.net	DRAWING NO.: A-3




PROPOSED BASMENT PLAN
SCALE: 1/4" = 1'-0"



EXISTING BASMENT PLAN
SCALE: 1/8" = 1'-0"



ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: BILL AND DOREEN CRAWFORD 20 LAKE DRIVE SOUTH, NEW FAIRFIELD, CONNECTICUT		
	 CAREN CARPENTER ARCHITECT	BASMENT PLAN & DETAILS SCALE: AS NOTED	DRAWN BY: CCC CHECKED BY: CCC
		CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@charter.net	DRAWING NO.: A-1