

APPLICATION OR APEAL#: # 32-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Caren Carpenter
Mailing Address: 2 Elwell Road
New Fairfield, CT Phone#: 203 648-0375
Email: carencarpentere@gmail.com

2) Premises located at: 14 Lake Drive South on the (N S E W) side of the street
at approx. 600 feet (N S E W) from Lake Drive North (nearest intersecting road).

3) Property Owner Name: Jason Prestvario & Grace Atchue
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 7 Lot No.: 4

5) Zone in which property is located: R-44 Area of Lot: 10,555 s.f. / .2422 AC.

6) Dimensions of Lot: Frontage: 97.64' Average Depth: 110'

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: Requesting permission to build a detached 2 car garage with an office above & a storage space in the basement.

Hardship: The lot is a pre-existing, non-conforming steep lot with waterfront on one side.

11) Date of Zoning Commission Denial: July 20, 2023

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

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

#2

Setbacks Requested: Front to: 30' to 0' Rear to: _____
Side to: _____ Side to: 20' to 4.1'

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

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: 7/14/23

PROPOSAL RECEIVED 7-14-23

Received 7-14-23

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: July 20, 2023

PROPERTY OWNER: Jason Prestinario & Grace Atchue

PROPERTY ADDRESS: 14 Lake Drive South

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 7 LOT: 4

Please be advised that the applicant would like (See Application Proposal).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.0.5-Private Permanent Detached Garage (A+B+C)

3.2.5-Minimum Lot Area & Frontage (A+B)

3.2.6-Minimum Building & Structure Setbacks (A+B)

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surface

3.2.11-Minimum Lot Dimensions

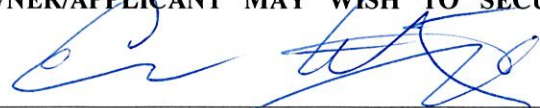
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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

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.

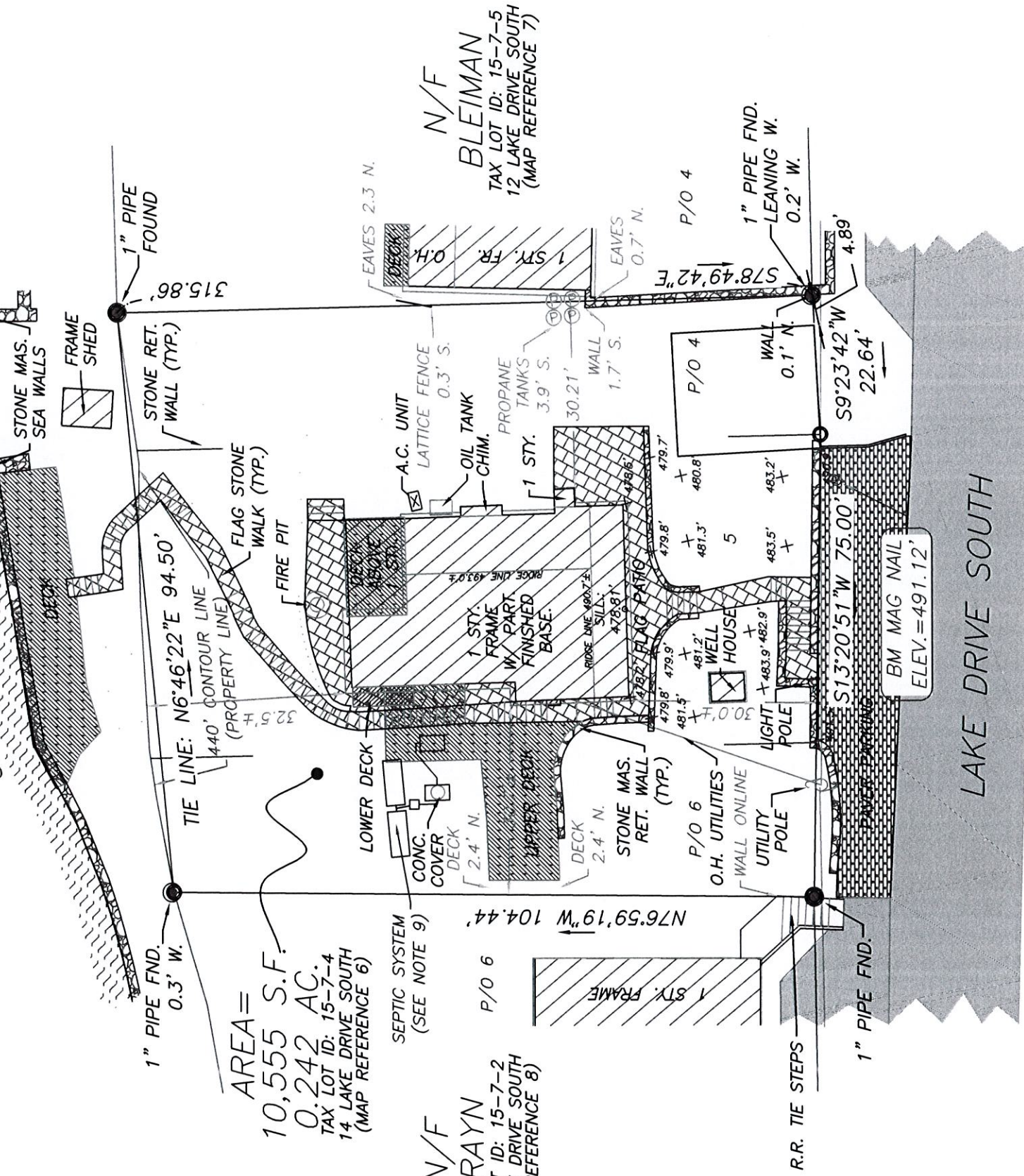


Evan White, Zoning Enforcement Officer
Town of New Fairfield

T.C. MAP NO. 3111



N/F
FIRSTLIGHT CT HOUSATONIC LLC
TAX LOT ID: 7-1-1
CANDLEWOOD LAKE



AREA =
10,555 S.F.
0.242 AC.
TAX LOT ID: 15-7-4
14 LAKE DRIVE SOUTH
(MAP REFERENCE 6)

N/F
KRAYN
TAX LOT ID: 15-7-2
16 LAKE DRIVE SOUTH
(MAP REFERENCE 8)

N/F
BLEIMAN
TAX LOT ID: 15-7-5
12 LAKE DRIVE SOUTH
(MAP REFERENCE 7)

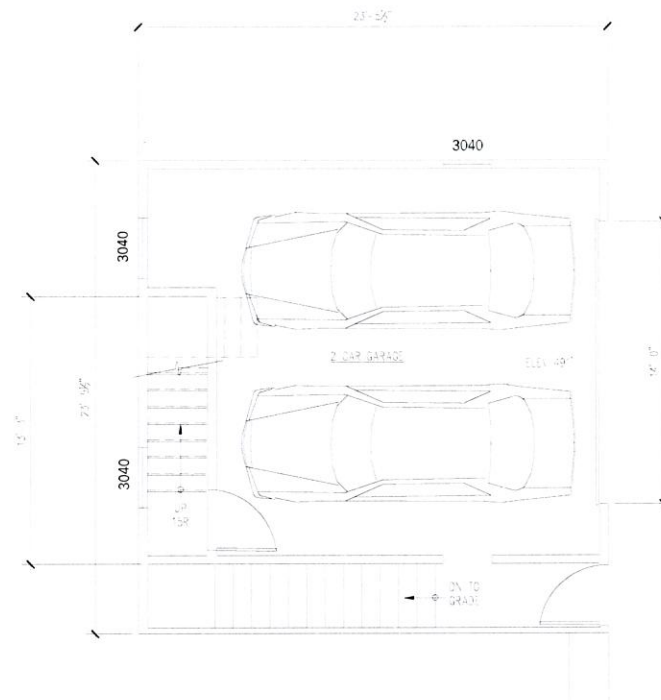
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



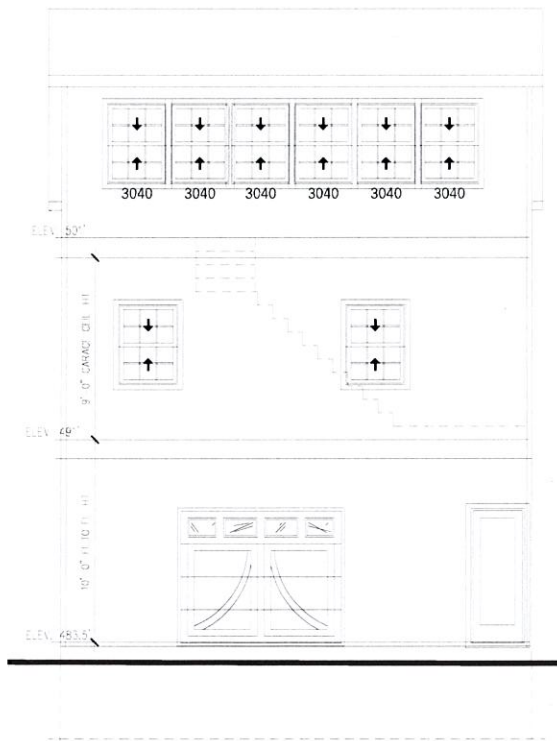
PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



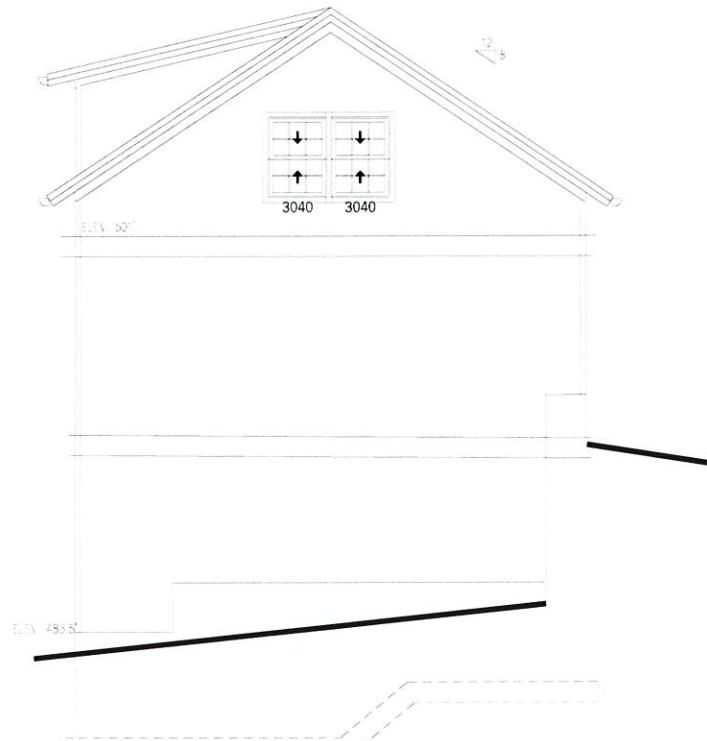
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



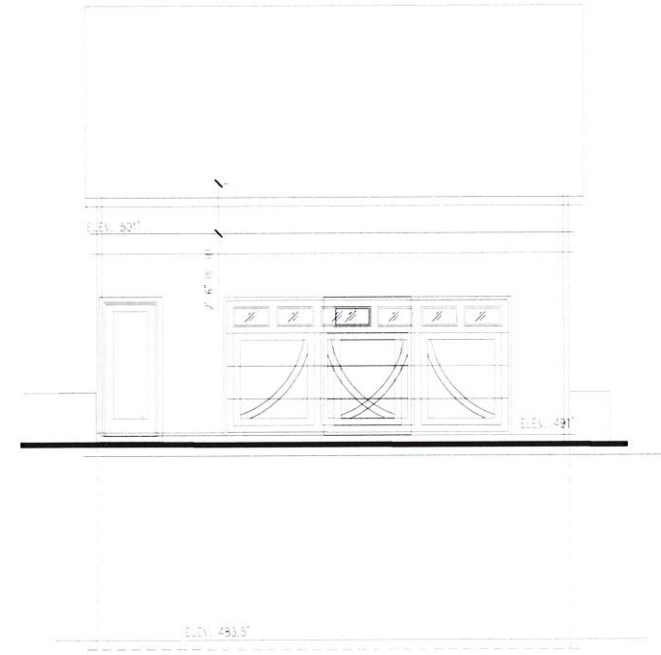
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



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

SHEET NO. 04/25 DATE: 04/25/15	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for: JASON PRESTINARIO AND GRACE ATCHUE 14 LAKE DRIVE SOUTH, NEW FAIRFIELD, CT 06812	
	GARAGE PLANS AND ELEVATIONS	
SCALE: AS NOTED	DRAWN BY:	CHECKED BY:
CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carentcarpenter@gmail.com	DRAWING NO.: A-4	