

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

APPEAL#: 15-20

1) Applicant: Warren & Diane Farr

Mailing Address: 95 Greentree Road

Moreland Hills, OH 44022 Phone#: \_\_\_\_\_

Email (optional): \_\_\_\_\_

2) Premises located at: 53 Lake Dr South, Candlewood Isle on the (N  E  W) side of the street at approx. 1,000 feet (N  E  W) from Lake Circle (nearest intersecting road).

3) Interest in Property: OWNER  CONTRACT PURCHASER \_\_\_\_\_ LEASEE \_\_\_\_\_ AGENT \_\_\_\_\_

4) Tax Assessor Map No.: 20 Block No.: 8 Lot No.: 11 & 12

5) Zone in which property is located R-44 Area of Lot 0.121ac (5,270 sf)

6) Dimensions of Lot: Frontage: ±119' Average Depth: ±36'

7) Is the property within 500 feet of Danbury, Sherman or New York State? No

8) Have any previous applications been filed with ZBA on this property? No If so, give dates and/or variance numbers: Not Applicable

9) Proposal for which variance is requested Addition and alteration to an existing non-conforming Single Family Residence (site coverage & setbacks). Variance requested for a roof projection over an existing impervious area, the proposed project does not add any habitable floor area. Please refer to supplemental documents.

HARDSHIP: Existing lot predates adopted zoning regulations. Lot is undersized, irregular in shape, and consists of sloping ledge outcroppings. Existing structure is non-conforming and cannot be added to without increasing deficiencies. Proposed project seeks to minimize impact to non-conformities.

10) Date of Zoning Commission Denial: \_\_\_\_\_

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

Zoning Regulations (sections) \_\_\_\_\_

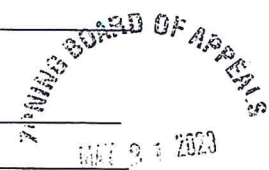
Setbacks Requested: Front to: 16.0' (Existing) Rear to: 0' (Existing)  
Side to: NA (Triangular Lot) Side to: 3.5' (Existing)

12) Use to be made of property if variance is granted: Single Family Residence

13) If this Application relates to a Cease and Desist Order then this application must be made within 30<sup>PROPOSAL</sup> Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: \_\_\_\_\_

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 4/14/20

**FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE**



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** April 21, 2020

**PROPERTY OWNER:** Warren & Dianne Farr

**PROPERTY ADDRESS:** 53 Lake Drive South

**APPLICANT/AGENT:** Warren & Dianne Farr

**MAILING ADDRESS:** 95 Greentree Road, Moreland Hills, OH 44022

**ZONING DISTRICT:** R-44    **MAP:** 20    **BLOCK:** 8    **LOT:** 11 & 12

Please be advised that the applicant would like to build an addition and alteration to an existing non-conforming single family residence (site coverage & setbacks). Variance requested for a roof projection over an existing impervious area, the proposed project does not add any habitable floor area. Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

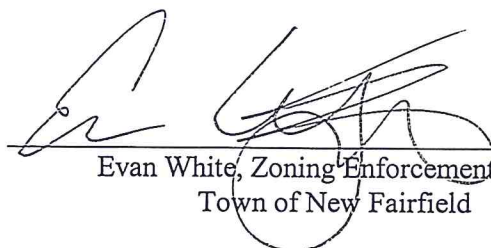
Sections:

- 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 Coverage
- 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



DOYLE|COFFIN  
ARCHITECTURE

Doyle Coffin Architecture, LLC  
158 Danbury Road  
Ridgefield, Connecticut 06877  
203 | 431 | 6001  
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April 8, 2020

Land Use Agencies for the  
Town of New Fairfield, CT  
4 Brush Hill Rd  
New Fairfield, CT 06812

Re: Land Use Applications  
Reilly Residence  
53 Lake Drive South, Candlewood Isle

To Whom it may Concern,

As owner of the property located at 53 Lake Drive South, I hereby authorize Doyle Coffin Architecture to apply on my behalf to the Town of New Fairfield for all permits and approvals related to this property.

Sincerely,

Warren & Diane Farr  
Candlewood Properties, LLC

David D. Coffin, Founder  
Peter T. Coffin, Partner  
John M. Doyle, Partner  
Eric E. Flanders, Associate

**Alex T. Bellina**

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**From:** Tim Simpkins <tsimpkins@newfairfield.org>  
**Sent:** Tuesday, March 17, 2020 10:17 AM  
**To:** Alex T. Bellina  
**Subject:** RE: Tuesday Meeting re 53 Lake Drive South

Alex , After reviewing the plans with you today I can tell you your clients will not need a wetland permit and the health department has no issues with the project .

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**From:** Alex T. Bellina [mailto:[atb@doylecoffinarchitecture.com](mailto:atb@doylecoffinarchitecture.com)]  
**Sent:** Tuesday, March 17, 2020 9:56 AM  
**To:** Tim Simpkins  
**Subject:** RE: Tuesday Meeting re 53 Lake Drive South

Join Zoom Meeting  
<https://zoom.us/j/2424349861>

Meeting ID: 242 434 9861

I will call you once you're in or at 10am

Alex T. Bellina, AIA  
Associate

Doyle | Coffin Architecture, LLC  
158 Danbury Road  
Ridgefield, Connecticut 06877  
203 | 431 | 6001 x 101  
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[doylecoffinarchitecture.com](http://doylecoffinarchitecture.com)

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**From:** Tim Simpkins <tsimpkins@newfairfield.org>  
**Sent:** Tuesday, March 17, 2020 9:07 AM  
**To:** Alex T. Bellina <[atb@doylecoffinarchitecture.com](mailto:atb@doylecoffinarchitecture.com)>  
**Subject:** RE: Tuesday Meeting re 53 Lake Drive South

Alex , Yes it is . Call me at 203-312-5642 at 10 am .

---

**From:** Alex T. Bellina [mailto:[atb@doylecoffinarchitecture.com](mailto:atb@doylecoffinarchitecture.com)]  
**Sent:** Monday, March 16, 2020 5:52 PM  
**To:** Timothy Simpkins ([tsimpkins@newfairfield.org](mailto:tsimpkins@newfairfield.org))  
**Subject:** Tuesday Meeting re 53 Lake Drive South



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April 8, 2020

Re: Zoning Board of Appeals  
Warren & Diane Farr  
59 Lake Drive South, Candlewood Isle

Dear Neighbor,

This letter is to inform you that an application on behalf of Warren & Diane Farr of 53 Lake Drive South Candlewood Isle has been submitted for review by the Zoning Board of Appeals under New Fairfield Zoning Regulations.

The proposed project calls for an addition to and renovation of the existing non-conforming Single-Family dwelling. The proposed project will not increase non-conformities regarding building setbacks, site coverage, and effective site coverage. If you would like to review the project further, a copy of the plans will be on file with the Land Use Department at New Fairfield Town Hall, 4 Brush Hill Road.

If you have any questions regarding this project you are welcome to call me at your convenience. Thank You.

Sincerely,

Peter T. Coffin

David D. Coffin, Founder  
Peter T. Coffin, Partner  
John M. Doyle, Partner  
Eric E. Flanders, Associate



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Land Use Agencies for the  
Town of New Fairfield, CT  
4 Brush Hill Rd  
New Fairfield, CT 06812

Re: Land Use Applications  
Farr Residence  
53 Lake Drive South, Candlewood Isle

Property Abutters:

**Michael Altman & Alexandria Stewart:**

55 Lake Drive South, Candlewood Isle (M/B/L: 20/8/9+10)  
Mailing Address:  
190 Baldwin Rd  
Mount Kisco, NY 10549

**Gary Carlson & Wesley Carlson:**

100 Lake Drive South, Candlewood Isle (M/B/L: 20/7/1+2)  
Mailing Address:  
1640 Escobita Ave  
Palo Alto, CA 94306

**FirstLight Hydro Generating Company:**

Attn: Land Management Department  
PO Box 5002  
New Milford, CT 06776

David D. Coffin, Founder  
Peter T. Coffin, Partner  
John M. Doyle, Partner  
Eric E. Flanders, Associate

**TOWN OF NEW FAIRFIELD**

Land Use Departments  
4 Brush Hill Road  
New Fairfield, Ct 06812-2665  
Tel: (203) 312-5640 Fax: (203) 312-5612

**MANDATORY PRE APPLICATION  
FOR ALL LANDUSE, HEALTH, AND BUILDING APPLICATIONS**  
Except for interior work in existing buildings and exterior work that does not expand  
or alter the footprint of an existing building.

Effective October 1, 2005 no Land Use, Health or Building application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the attached legislation, PA 05-124.

Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted and complete either A or B below.

Property Owner(s):

Warren & Diane Farr / Hoagland Properties LLC

Address of Permit Application:

53 Lake Drive South, Candlewood Isle (MBLU: 20 / 8 / 11&12 )

A. I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced property:

Diane Farr for Date 4/14/20  
Signature of Property Owner: Hoagland Properties LLC  
Date \_\_\_\_\_

Signature of Property Owner:

B. There ARE conservation easements or restrictions or preservation restrictions on the above referenced property.

Name/Phone Number of Restriction Holder:

\_\_\_\_\_  
\_\_\_\_\_

Please attach one of the following:

1. Proof that the holder of the conservation or preservation restriction was notified by certified mail/return receipt requested of the property owner's intent to apply for a Land Use, Health, or Building permit in the Town of New Fairfield.
2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.

