

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: David + Maurice Clegg  
Mailing Address: 5 Lakeshore South  
New Fairfield CT Phone#: 203-313-6902  
Email (optional): hickeyassoc@sbcglobal.net

2) Premises located at: 5 Lakeshore South on the (N S E W) side of the street at approx. \_\_\_\_\_ feet (N S E W) from \_\_\_\_\_ (nearest intersecting road).

3) Property Owner Name: David + Maurice Clegg  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 45 Block No.: 1 Lot No.: 33

5) Zone in which property is located R-44 / 1ac Area of Lot 0.198 ± AC

6) Dimensions of Lot: Frontage: 75'-0" Average Depth: 121'-0"

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? yes If so, give dates and/or variance numbers: 1986 - #65-86

9) Proposal for which variance is requested Construct a Portoco over Existing front Entry.

HARDSHIP: House is built on a New Containing piece of property

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

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

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

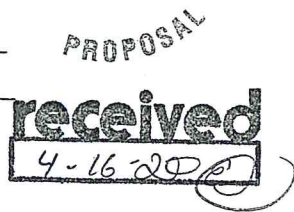
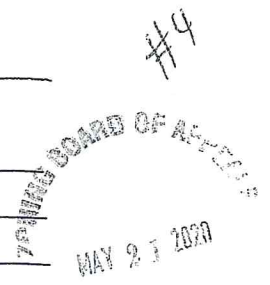
Setbacks Requested: Front to: 28'-6" Rear to: \_\_\_\_\_  
Side to: 17'-2" Side to: \_\_\_\_\_

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 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: \_\_\_\_\_

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 4-15-2020

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: David & Maureen Clegg**

**PROPERTY ADDRESS: 5 Lakeshore South**

**APPLICANT/AGENT: David & Maureen Clegg**

**MAILING ADDRESS: 5 Lakeshore South**

**ZONING DISTRICT: R-44 MAP: 45 BLOCK: 1 LOT: 33**

Please be advised that the applicant would like to construct a portico over the existing front entry.

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)

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.**

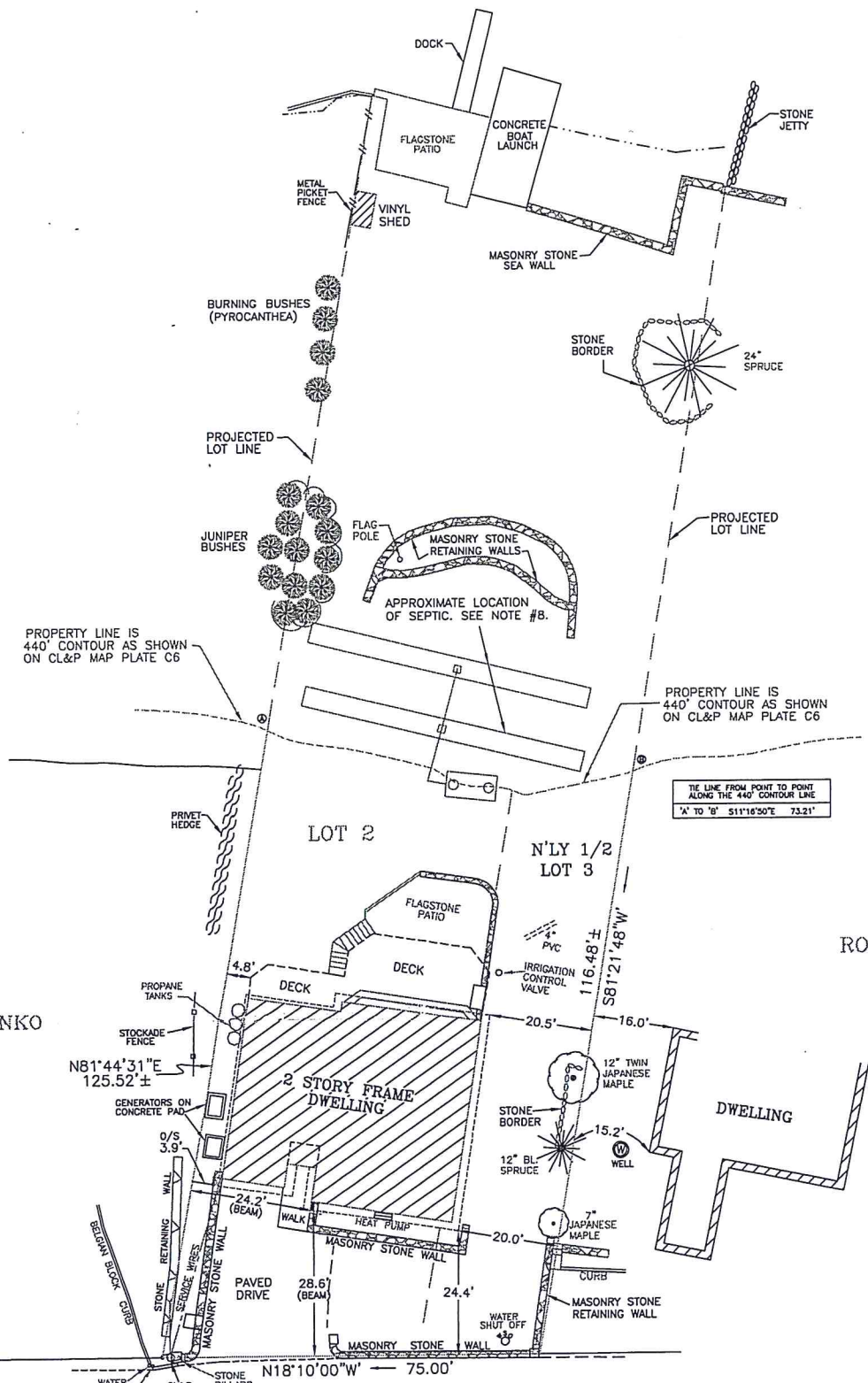
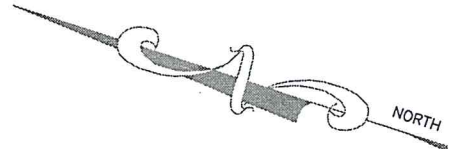
**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**



Evan White, Zoning Enforcement Officer  
Town of New Fairfield

CANDLEWOOD LAKE



PROPERTY LINE IS 440' CONTOUR AS SHOWN ON CL&P MAP PLATE C6

PROPERTY LINE IS 440' CONTOUR AS SHOWN ON CL&P MAP PLATE C6

THE LINE FROM POINT TO POINT ALONG THE 440' CONTOUR LINE  
 'A' TO 'B' S11°16'50"E 73.21'

LOT 2

N'LY 1/2 LOT 3

S'LY 1/2 LOT 3

ROBERT J. & MARYANN C. HAYDEN,  
 CO-TRUSTEES

ANDREA CANKO

N81°44'31"E  
 125.52'±

GENERATORS ON CONCRETE PAD  
 0/S 3.9'

24.2' (BEAM)

28.6' (BEAM)

24.4'

20.0'

16.0'

15.2'

116.48'±

S81°21'48"W

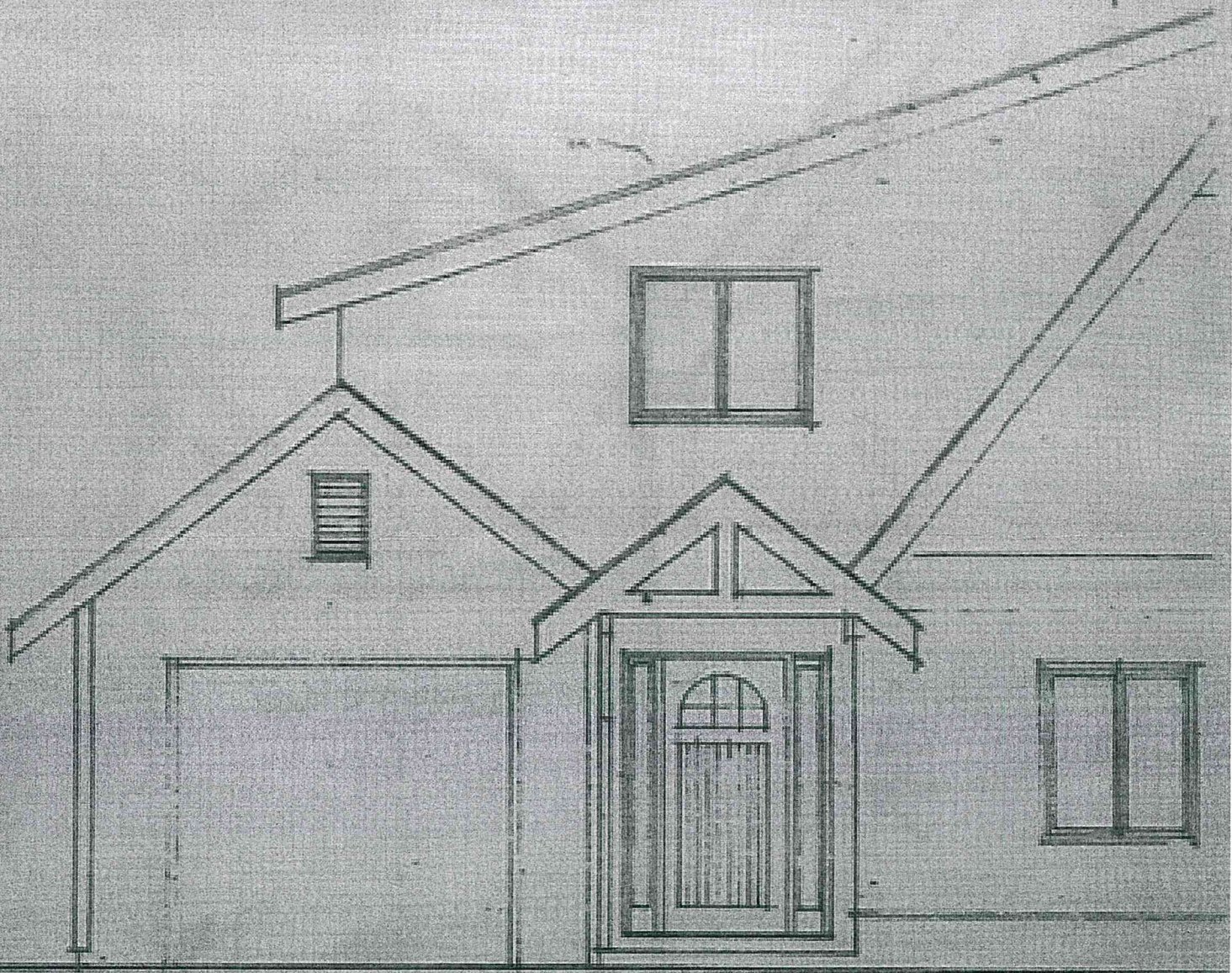
N18°10'00"W 75.00'

LAKESHORE SOUTH

CURB



MATCH  
LINE



FRONT ELEVATION 1/4" = 1'-0"  
CLEGG RESIDENCE 9.15.20