

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

APPEAL#: #21-20

1) Applicant: Kevin M. & Kristin K. Jordan
Mailing Address: 272 West 107th Street, Apt. #7C
New York, NY 10025 Phone#:
Email (optional):

2) Premises located at: 76 Lake Dr South, Candlewood Isle on the (N S E W) side of the street at approx. 60 feet (N S E W) from Lake Circle (nearest intersecting road).

3) Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT X

4) Tax Assessor Map No.: 20 Block No.: 1 Lot No.: 18 - 23

5) Zone in which property is located R-44 Area of Lot 1.357 ac (59,111 sf)

6) Dimensions of Lot: Frontage: ±431' Average Depth: ±170'

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: #05-18 (Granted)

9) Proposal for which variance is requested Construction of new Single Family Residence, detached 2-Car Garage, associated site improvements, and landscaping. Please refer to supplemental documents.

Note: Existing Single Family Residence, Guest House, and Detached Garage severely damaged in May 2018 Macrobust.

HARDSHIP: Irregular shaped lot predates adopted zoning regulations. Site consists of large slopes & ledge outcroppings.

Existing structures were non-conforming. Proposed project seeks to reduce and/or eliminate non-conformities.

10) Date of Zoning Commission Denial:

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

Zoning Regulations (sections)

Setbacks Requested: Front to: 48.1' (was 6.2') Rear to: 34.0' (was 15.3') to "440 Line"
Side to: 44.0' (was 32.3') Side to: ±84.9' (was 7.9')

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: DATE:

FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE

#3

received 6/21/20

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: May 26, 2020

PROPERTY OWNER: Kevin M. & Kristin K. Jordan

PROPERTY ADDRESS: 76 Lake Drive South (C.I.)

APPLICANT/AGENT: Kevin M. & Kristin K. Jordan & Doyle Coffin Architects

MAILING ADDRESS: 272 West 107th Street, Apt. #7C New York, NY 10025

ZONING DISTRICT: R-44 **MAP:** 20 **BLOCK:** 1 **LOT:** 18-23

Please be advised that the applicant would like to request the construction of a new single family dwelling, detached 2 car garage, associated site improvements, and landscaping. Please refer to supplemental documents. Note: Existing single residence, guest house, and detached garage were severely damaged in the May 2018 Macrobust.

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

Sections:

3.2.6-Minimum Building and Structure Setbacks (A+B+C)

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



DOYLE COFFIN
ARCHITECTURE

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Ridgefield, Connecticut 06877
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info@doylecoffinarchitecture.com
doylecoffinarchitecture.com

exceptional
architectural design
since 1973

May 16, 2020

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

Re: Land Use Applications
76 Lake Drive South, Candlewood Isle

To Whom it may Concern,

As owner of the property located at 76 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,

Kevin M. Jordan
Kristin K. Jordan

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

**New Fairfield Zoning Board of Appeals
4 Brush Hill Road
New Fairfield, Connecticut 06812**

VARIANCE

Pursuant to the requirement of the Connecticut General Statutes, the Zoning Board of Appeals of the Town of New Fairfield hereby gives notice that it has granted a Variance of the Zoning Regulations as more particularly set forth below:

RECORD OWNER OF PROPERTY: 76 Lake Drive South LLC

PROPERTY LOCATED AT: 76 Lake Drive South

ZONING DISTRICT: R-44; Map: 20; Block: 1; Lot: 18-23

VARIANCE DESCRIPTION: A rear setback to 15.3' to reconstruct a house and move the garage per the plans as submitted to the Zoning Board of Appeals on April 26, 2018.

ZONING SECTIONS VARIED: 3.2.6A,B&C, 3.2.7, 3.0.4A,B,C,E,F&G1,2,3, 6.4, 6.4.3, 6.4.4, 6.4.7, 7.1.1.2 and 7.2.3A,B&E

I hereby certify that the Zoning Board of Appeals of the Town of New Fairfield approved this variance on: April 26, 2018

Application # 05-18

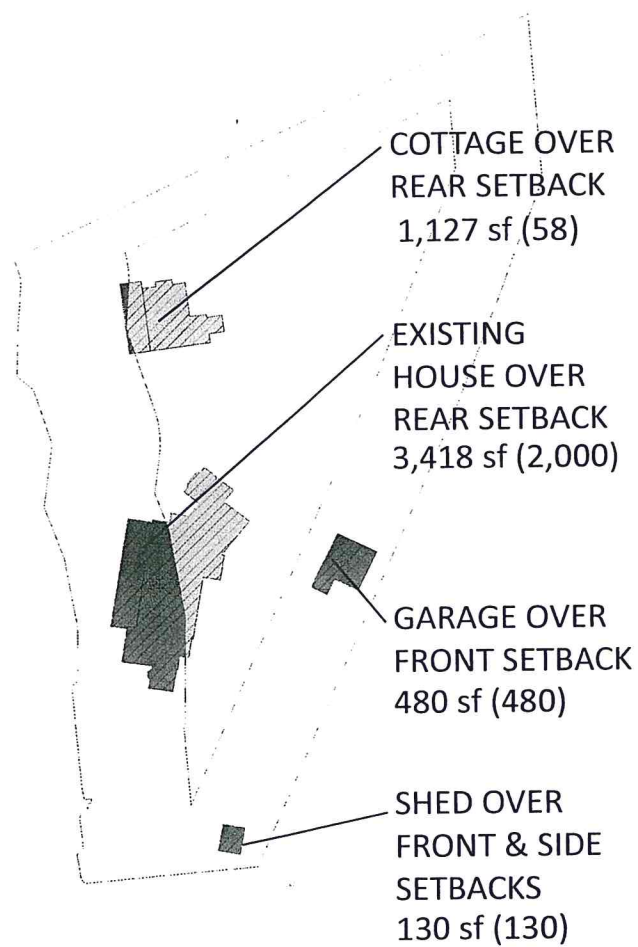
Dated: April 26, 2018

Joseph DePaul

Joseph DePaul, Chairman
Zoning Board of Appeals

EXISTING

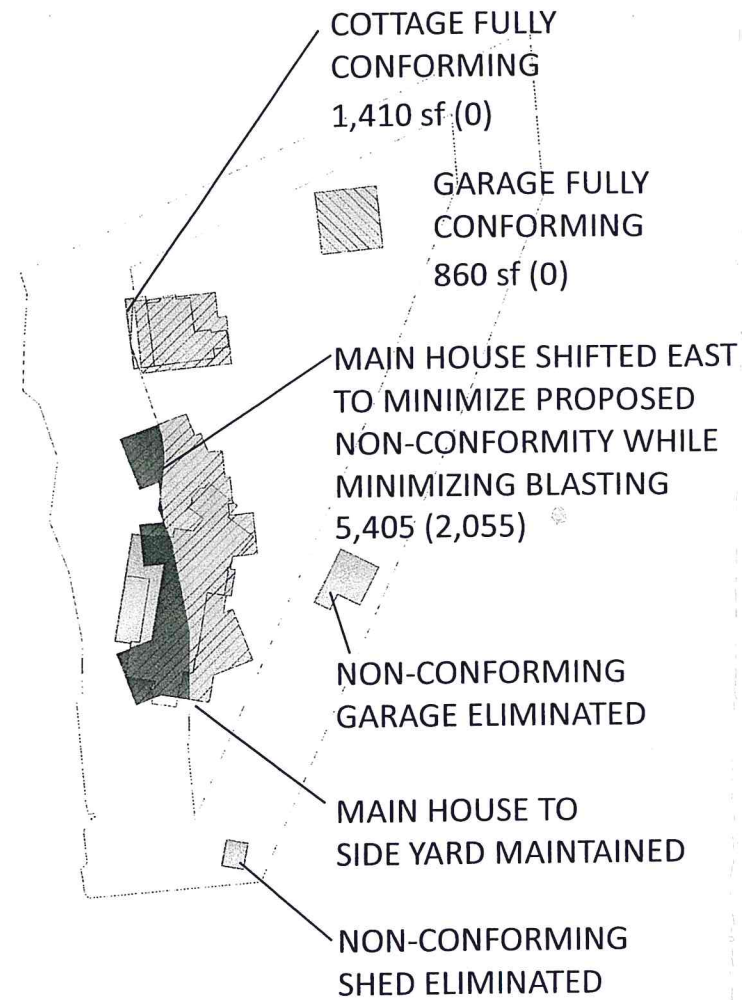
NO STORM WATER
MANAGEMENT SYSTEM.
EFFECTIVE IMPERVIOUS = 16.3%



EXISTING BUILDING COVERAGE
TOTAL = 5,155 sf (2,670)

2018 VARIANCE vs EXISTING

STORM-WATER
MANAGEMENT
SYSTEM ADDED

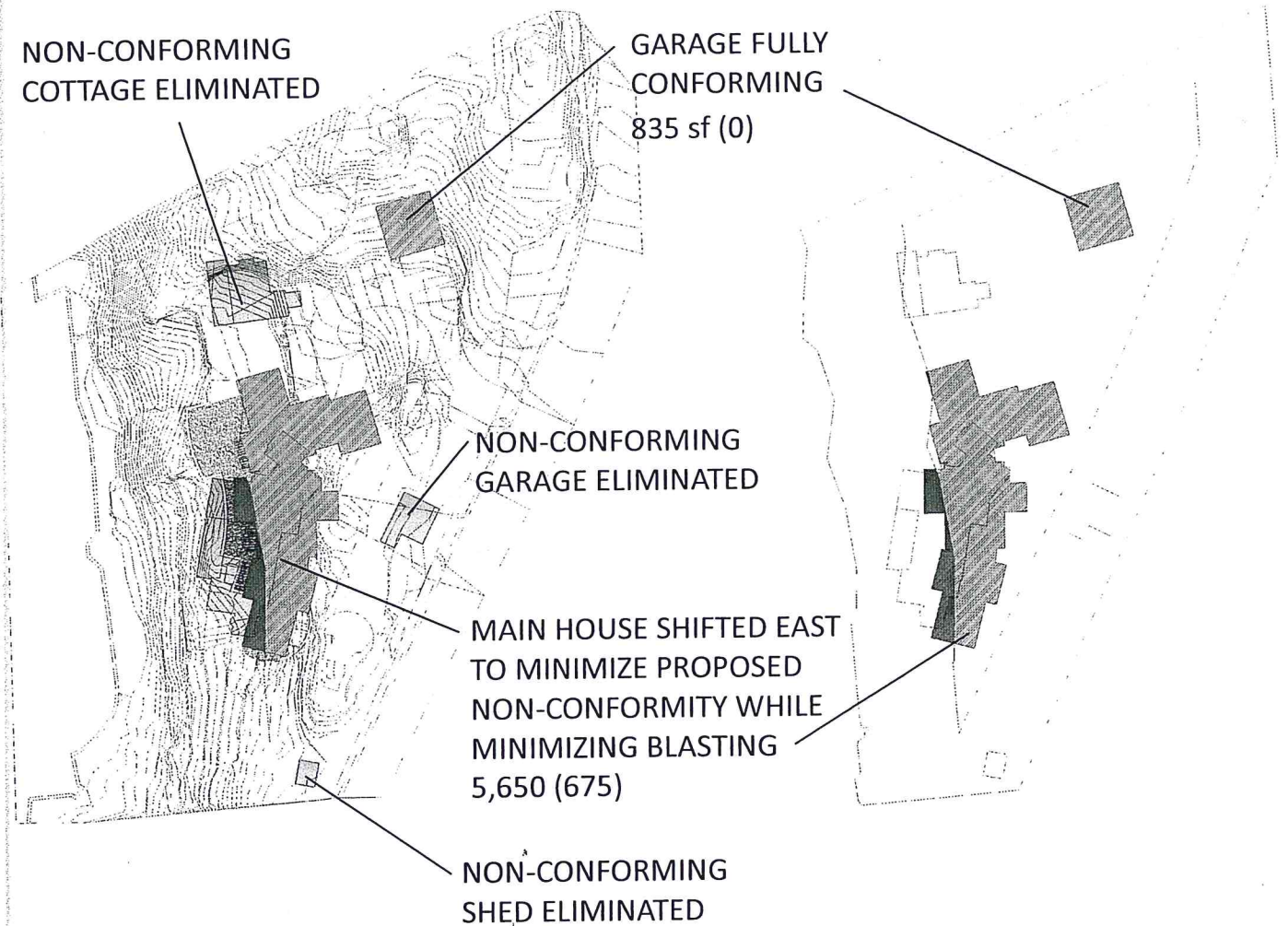


APPROVED BUILDING COVERAGE
TOTAL = 7,675 sf (2,055)

PROPOSED vs EXISTING

STORM-WATER
MANAGEMENT
SYSTEM ADDED

SITE COVERAGE NOW
CONFORMS TO MAX.
EFFECTIVE IMPERVIOUS



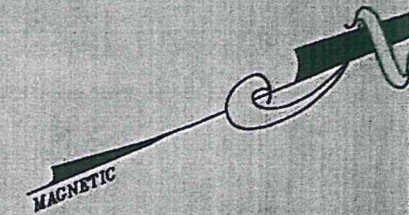
PROPOSED BUILDING COVERAGE
TOTAL = 6,485 sf (675)

NON-CONFORMITY IMPROVEMENT DIAGRAMS

CANDLEWOOD LAKE

PROPERTY LINE IS 440' CONTOUR AS SHOWN ON CL&P PLATE MAP B7

BENCH MARK
MAG. NAIL IN 18" HICKORY
ELEVATION = 435.20'



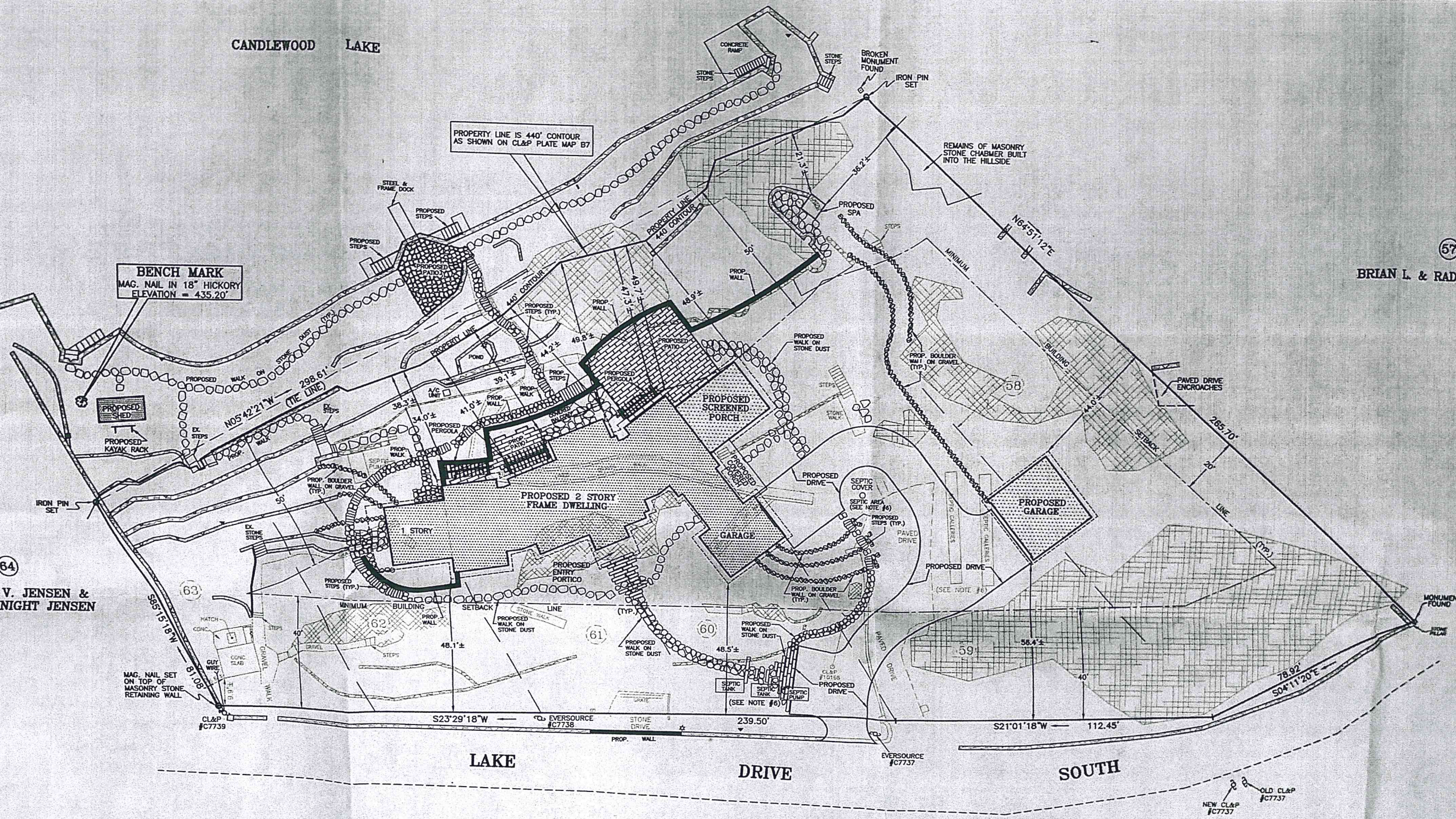
57

BRIAN L. & RADHA C. TILTON

LEGEND

- STONE WALL
- MASONRY STONE RETAINING WALL
- LIGHT
- ELEC.
- SPRINKLER
- UTILITY POLE
- GUY WIRE
- CATCH BASIN
- LEDGE

64
V. JENSEN &
KNIGHT JENSEN



LAKE

DRIVE

SOUTH

NEW CL&P #C7737
OLD CL&P #C7737