

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: Caren Carpenter (agent for Jonathan & Kate Hyman)  
Mailing Address: 2 Elwell Rd., New Fairfield, CT 06812  
Phone#: 203 648-0375  
Email (optional): Carencarpenter@gmail.com

2) Premises located at: 52 Lake Drive South on the (N S E W) side of the street at approx. 100 feet (N S E W) from Hemlock Trail (nearest intersecting road).

3) Property Owner Name: Jonathan & Kate Hyman  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 20 Block No.: 1 Lot No.: 38

5) Zone in which property is located R-44 Area of Lot .3564 acre

6) Dimensions of Lot: Frontage: 100' Average Depth: 144'

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: #6534

9) Proposal for which variance is requested A second story will be added onto the north side of the house, raising the ridge 9' higher & extending partially over the existing deck & slate patio  
HARDSHIP: It is a narrow & steeply sloping lot

10) Date of Zoning Commission Denial: June 25<sup>th</sup>, 2020

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

Zoning Regulations (sections)  
Setbacks Requested: Front to: X Rear to: 50' to 37.5'  
Side to: X Side to: X

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



PROPOSAL

#2



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: 6/24/20  
FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT: VERIFICATION OF NON-COMPLIANCE**

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

**DATE: June 25, 2020**

**PROPERTY OWNER: Jonathan & Kate Hyman**

**PROPERTY ADDRESS: 52 Lake Drive South**

**APPLICANT/AGENT: Caren Carpenter**

**MAILING ADDRESS: 2 Elwell Road**

**ZONING DISTRICT: R-44    MAP: 20    BLOCK: 1    LOT: 38**

Please be advised that the applicant would like to add a second story onto the north side of the house, raising the ridge 9' feet higher and extending partially over the existing deck and slate patio.

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 (C)

3.2.11-Minimum Lot Dimensions

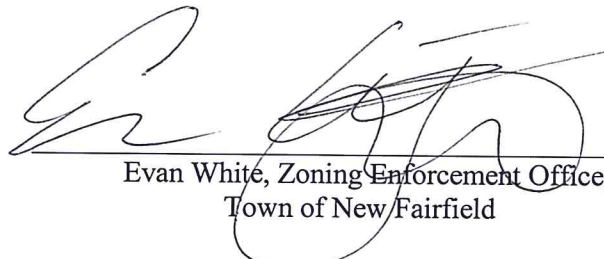
7.1.12-Improved Lots Not in a Validated or Approved Subdivision




7.2.3-Nonconforming Use of Building or Structure; Nonconforming 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

**AGENT AUTHORIZATION FORM**

**Property Legal Description**

Street Address: 52 Lake Drive South, New Fairfield, CT 06812

**Property Owner**

52 LDS Realty, LLC

Manager: Jonathan Hyman

Manager: Kate Hyman

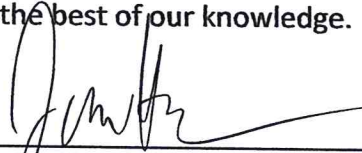
The undersigned, registered property owners of the above noted property, do hereby authorize

*Caren Carpenter*

To act on my behalf and take all actions necessary for the processing, issuance and acceptance of a variance permit or certification and any and all standard and special conditions attached.

Telephone: (347) 501-1336

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

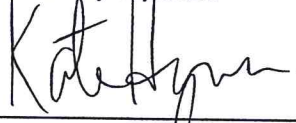


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Authorized signature

Jonathan Hyman

Date 06/23/2020



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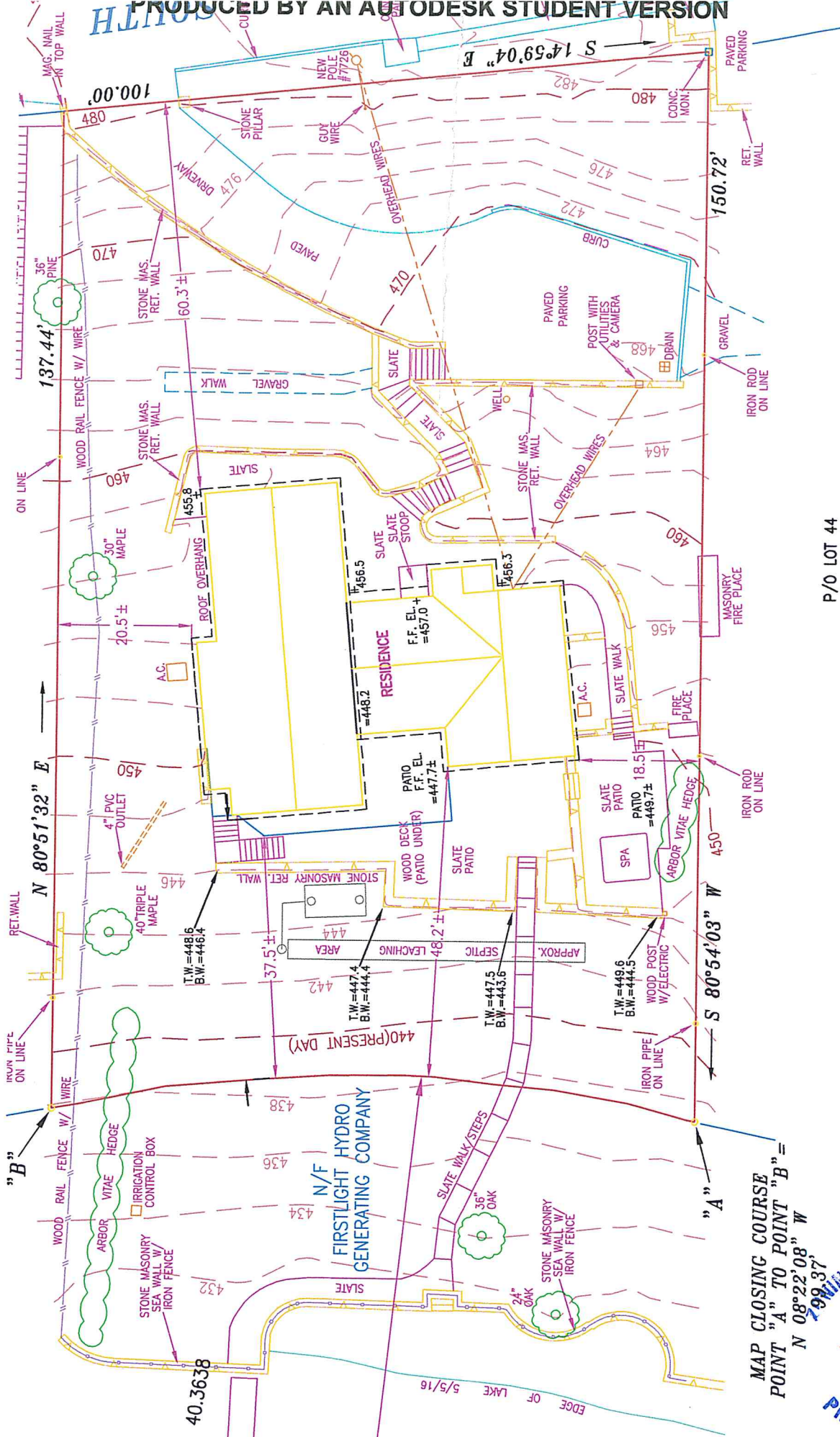
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Kate Hyman

Date 06/23/2020

ZONING BOARD OF APPEALS  
JUL 23 2020

PROPOSAL



MAP CLOSING COURSE  
 POINT "A" TO POINT "B" =  
 N 08°22'08" W  
 199.37'

PROPOSAL  
 JUL 23 2020  
 Planning BOARD OF APPEALS

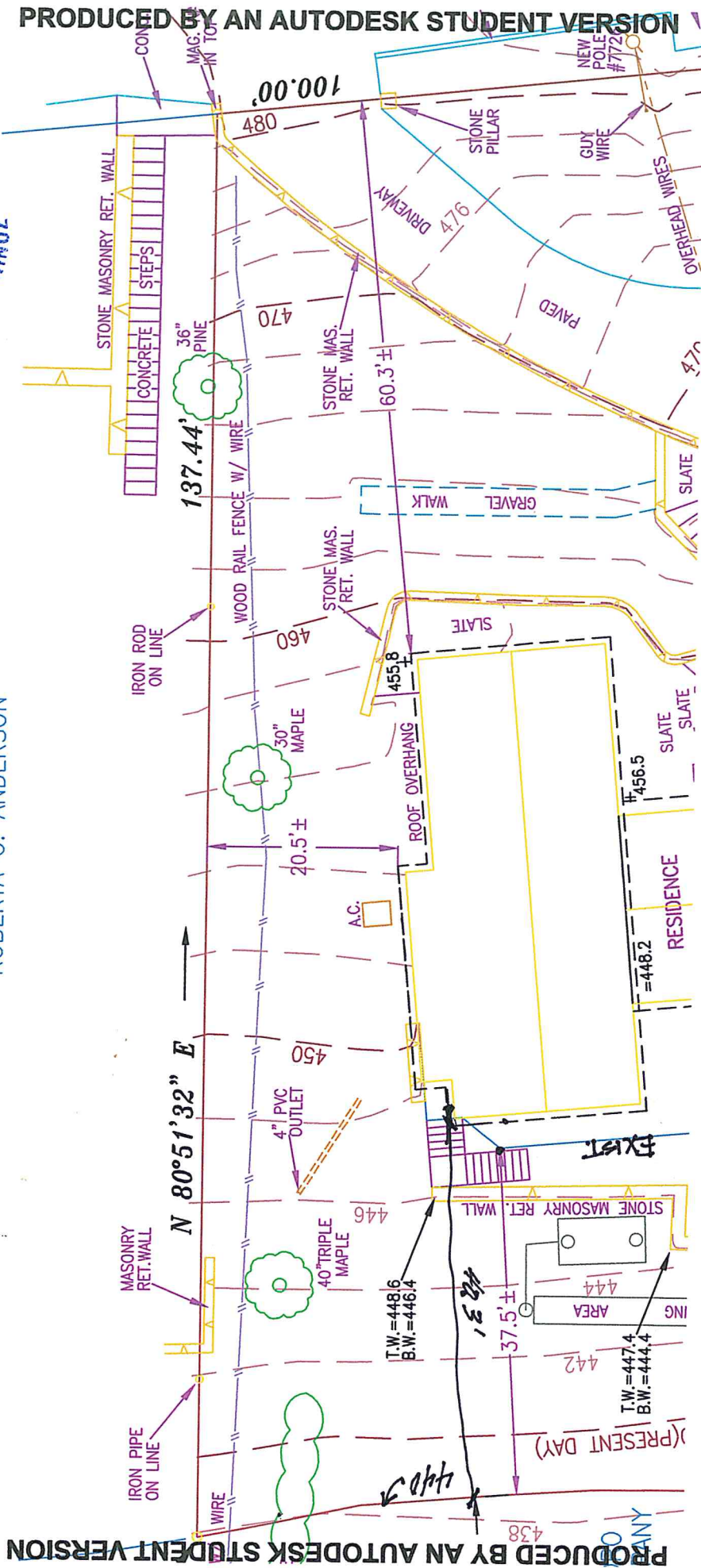
P/O LOT 44

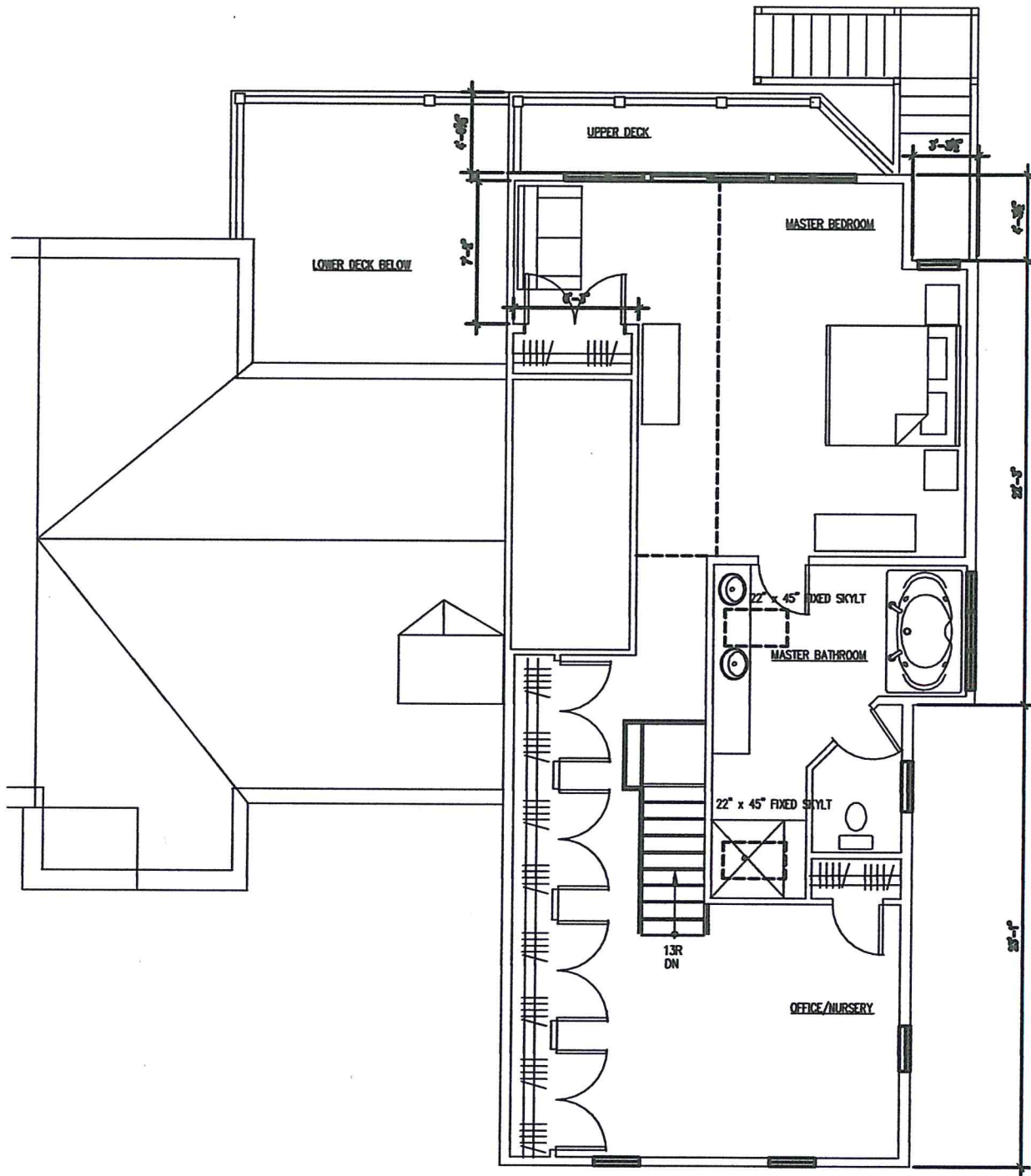
PROPOSAL

JUL 23 2020

ZONING BOARD OF APPROVAL

KUDEKIA U. ANDERSON

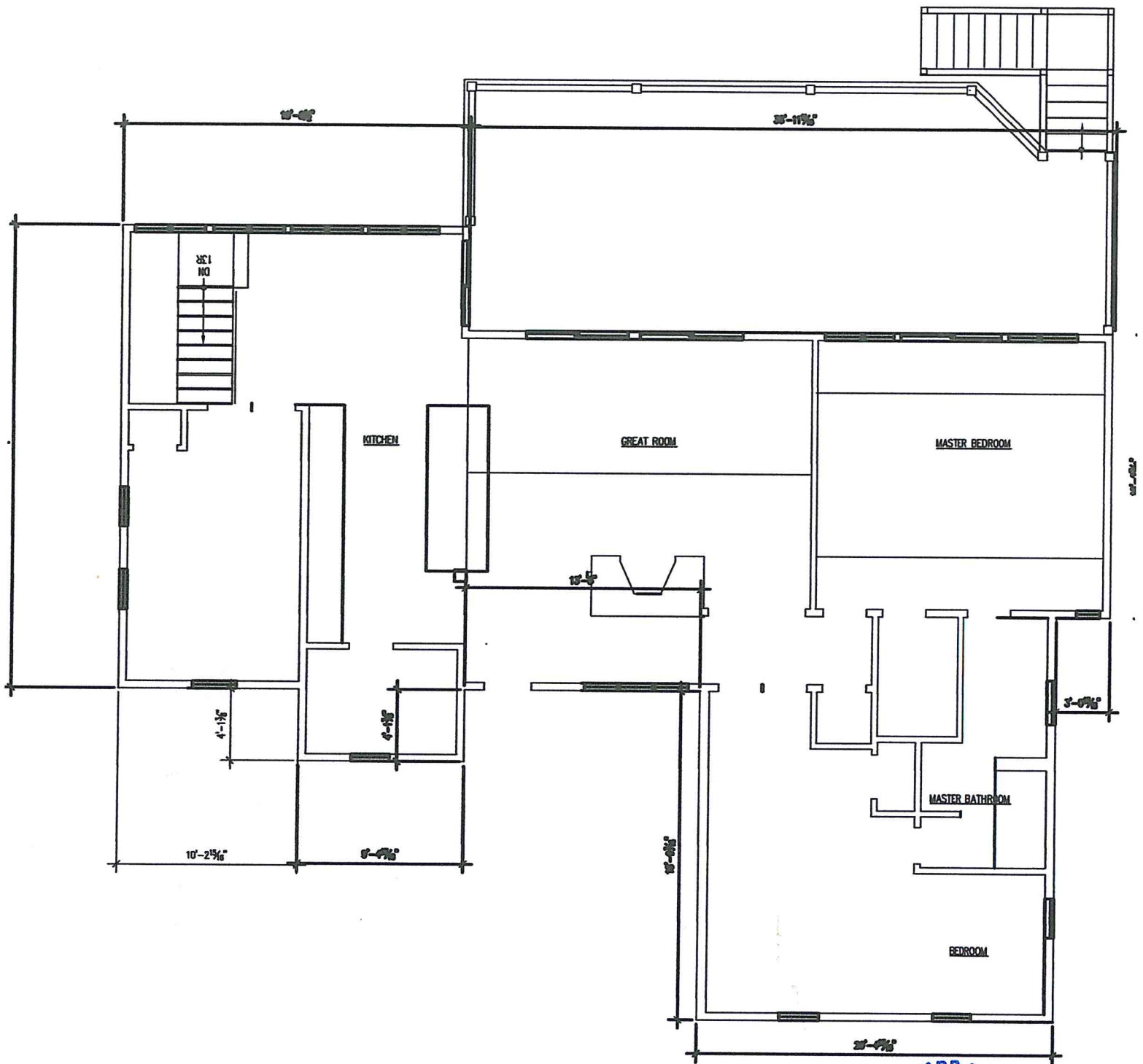




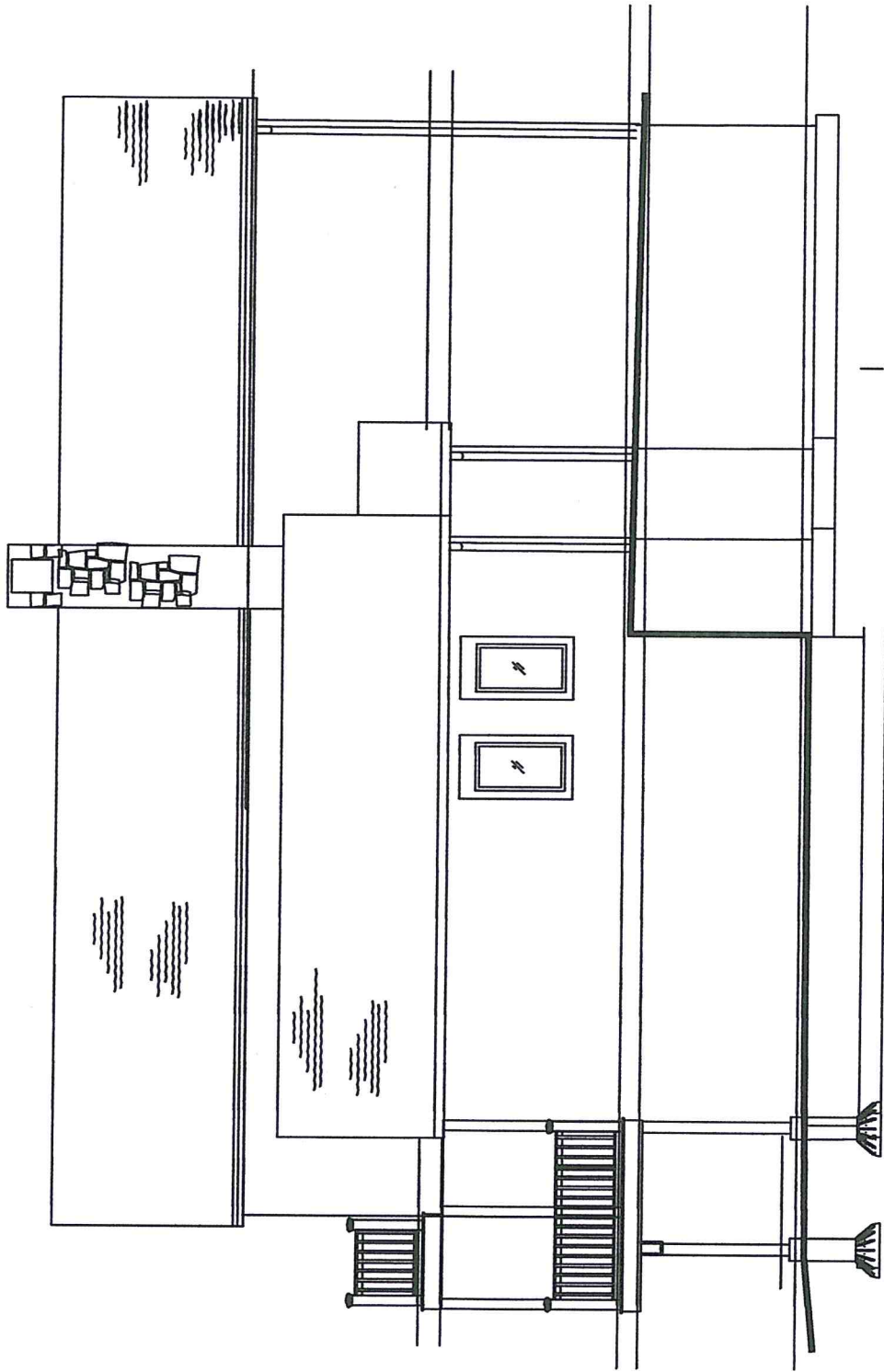
UPPER FLOOR PLAN SCHEME C  
SMALLER SITTING AREA

ZONING BOARD OF APPEALS  
JUL 23 2020

PROPOSAL



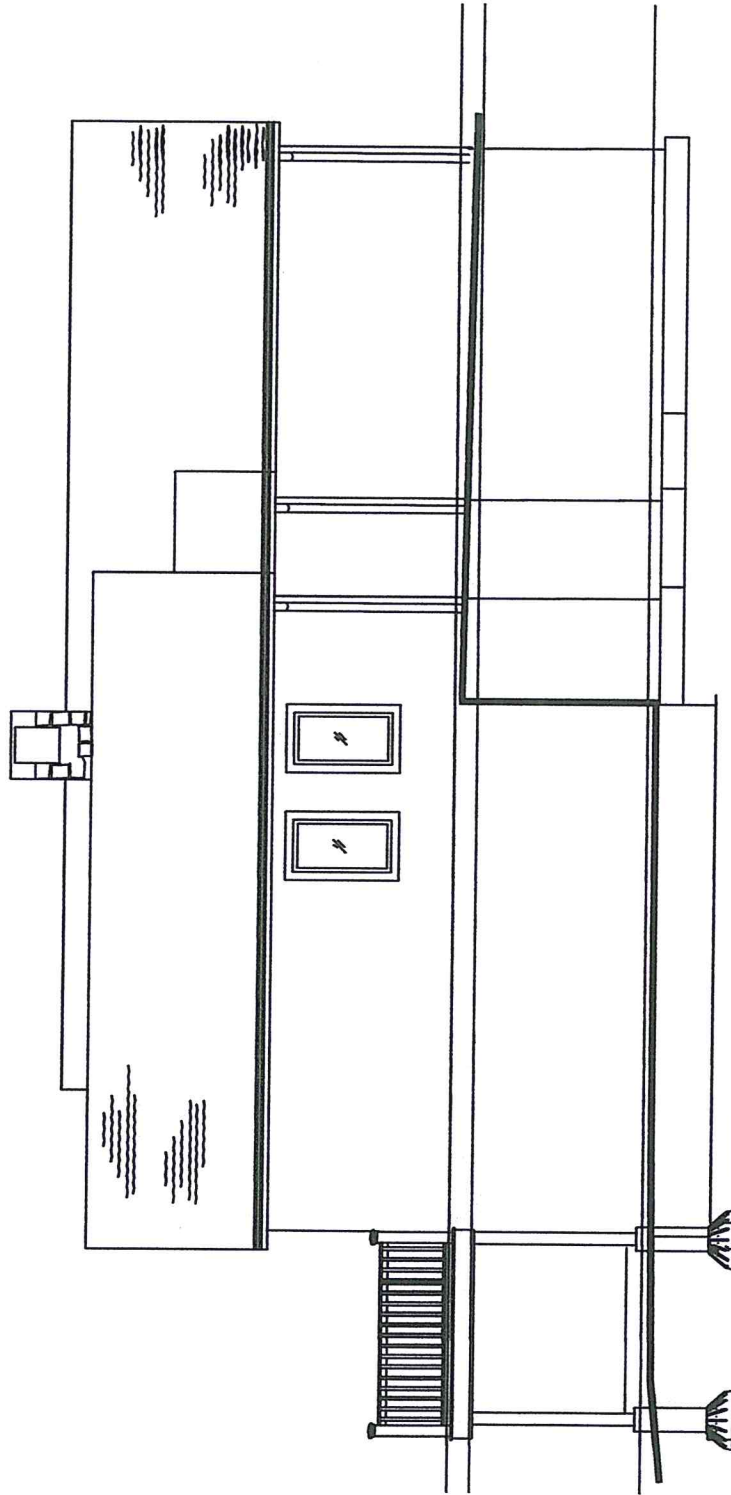
ZONING BOARD OF APPEALS  
JUL 23 2020  
PROPOSAL



SOUTH ELEVATION

ZONING BOARD OF APPEALS  
JUL 23 2020  
PROPOSAL



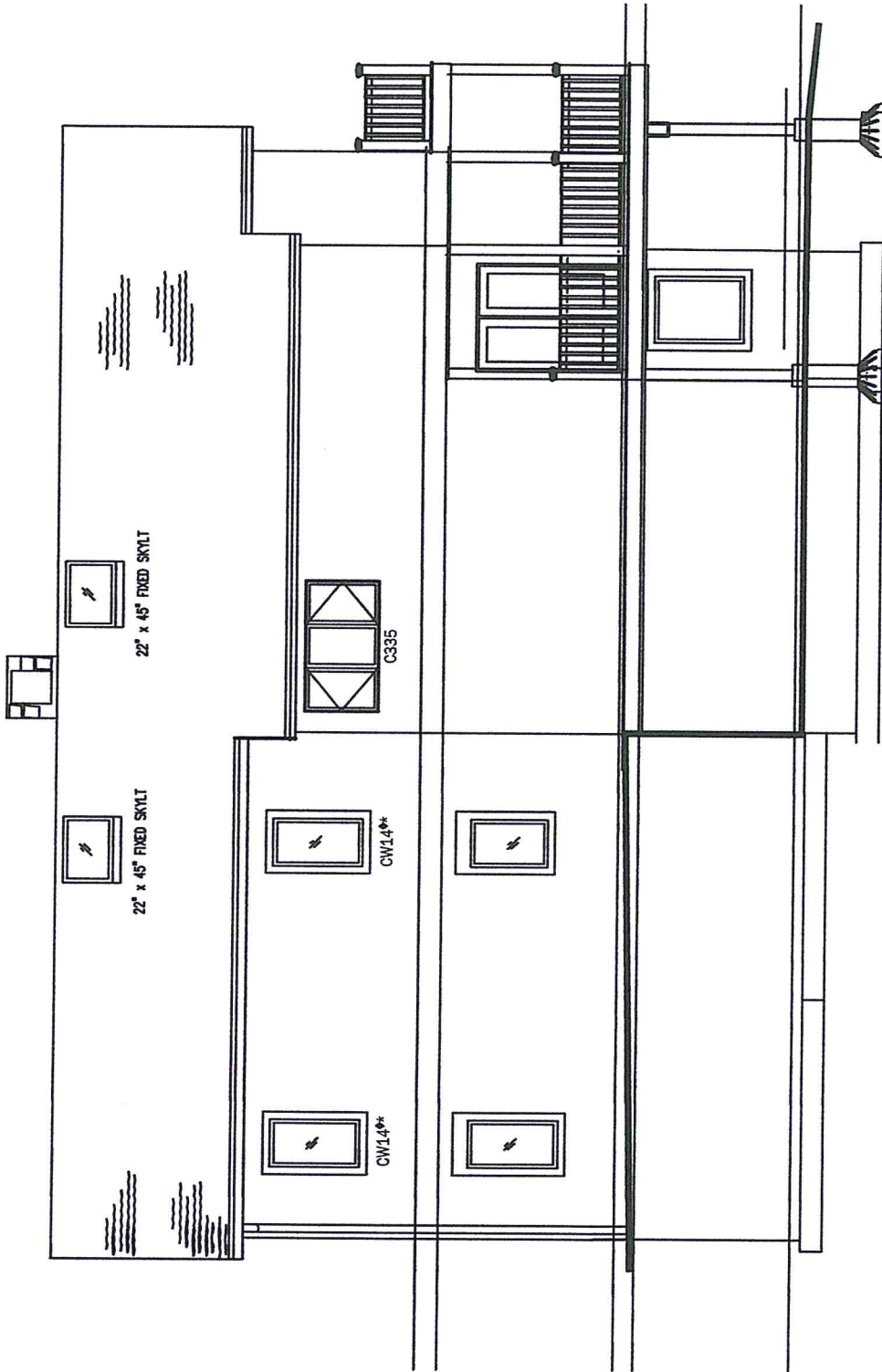


EXISTING SOUTH ELEVATION

ZONING BOARD OF APPEALS

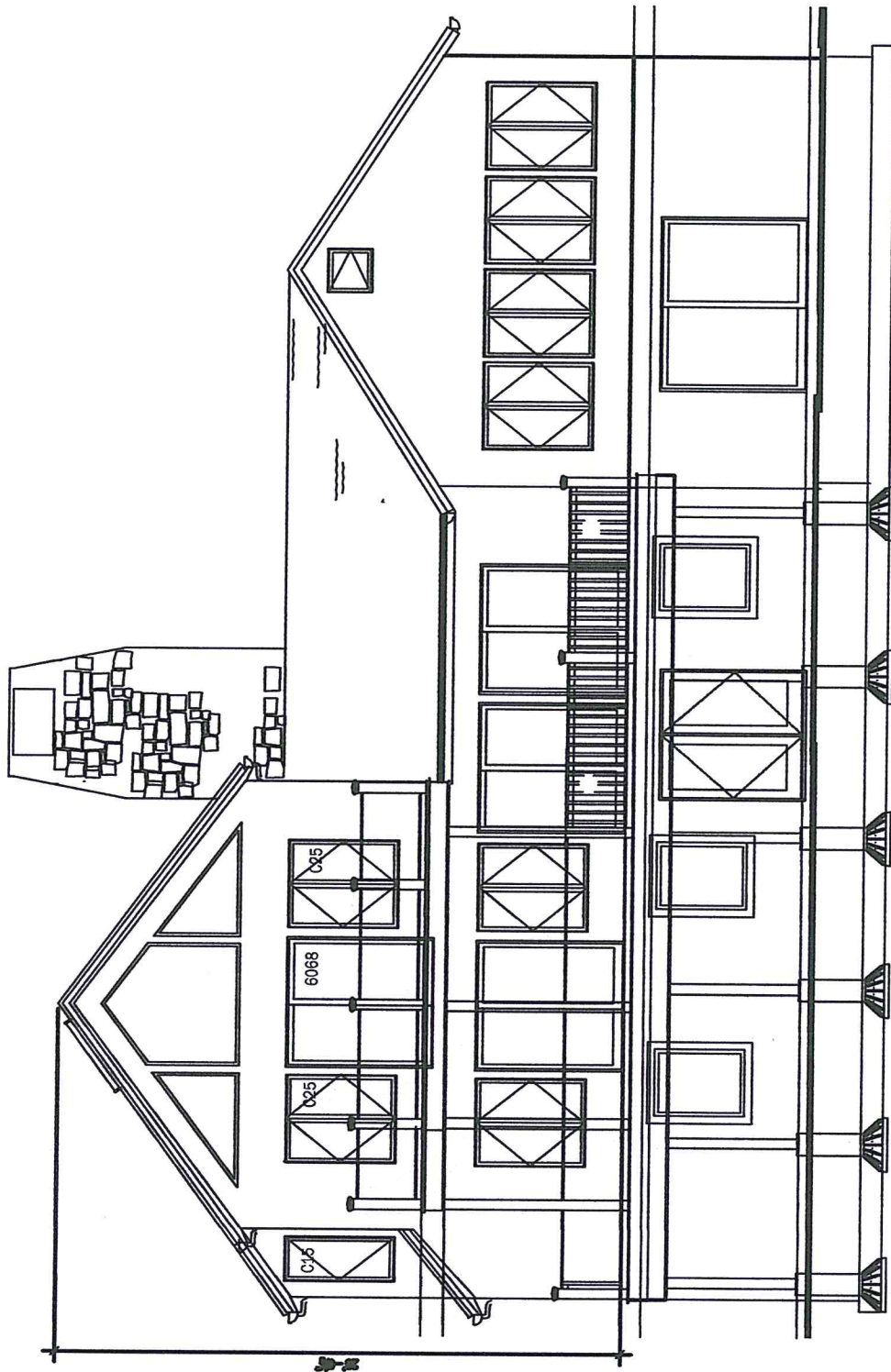
JUL 23 2020

PROPOSAL



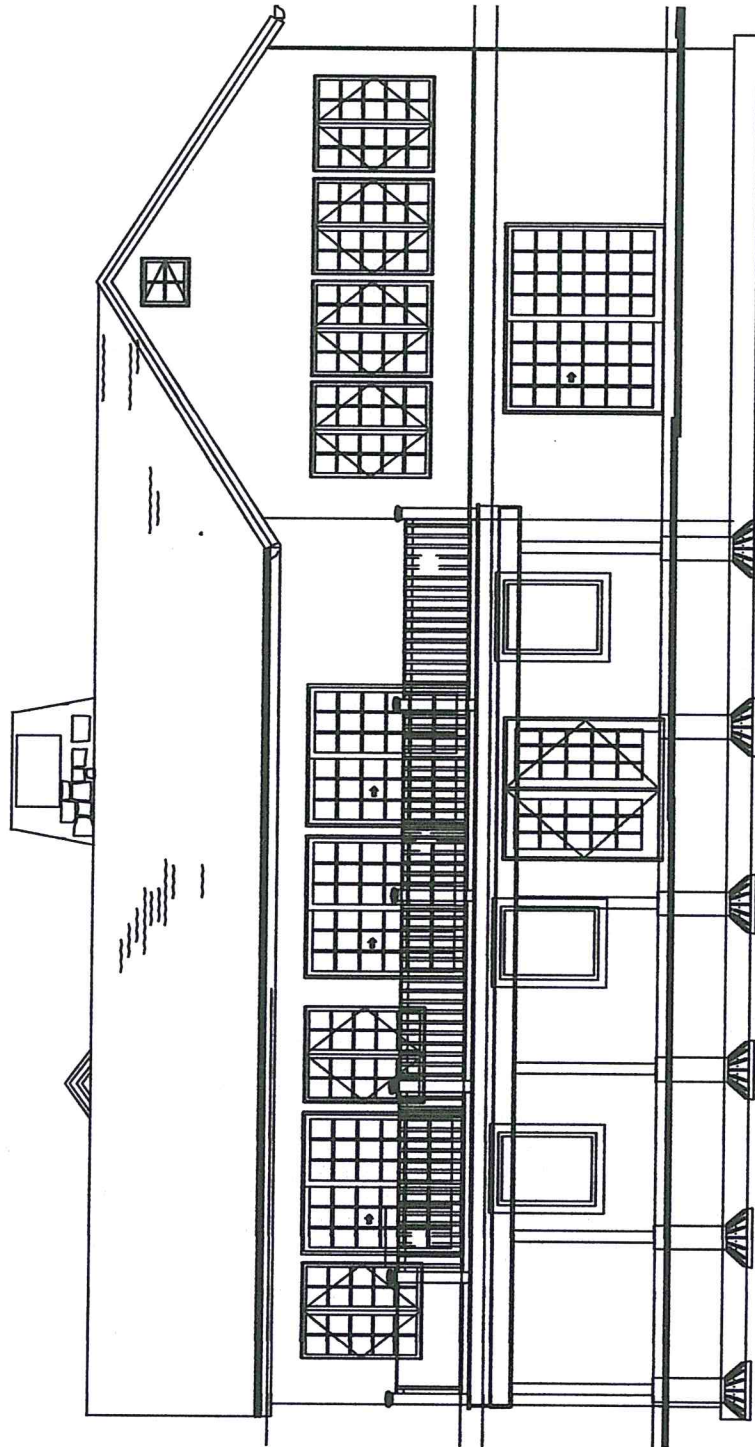
NORTH ELEVATION

APPEALS  
 JUL 23 2020  
 PROPOSAL



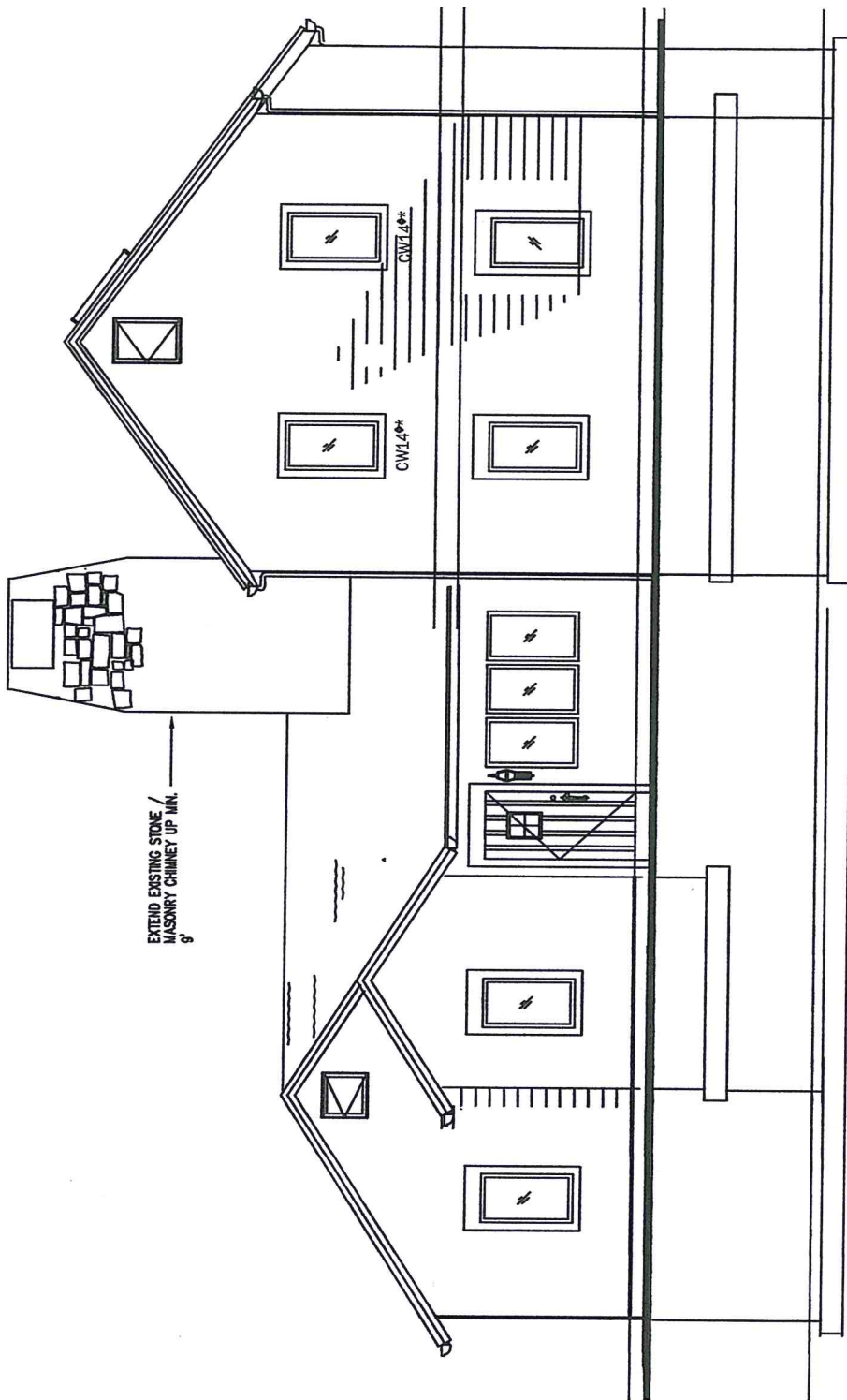
WEST ELEVATION SCHEME C

ZONING BOARD OF APPEALS  
JUL 23 2020  
PROPOSAL



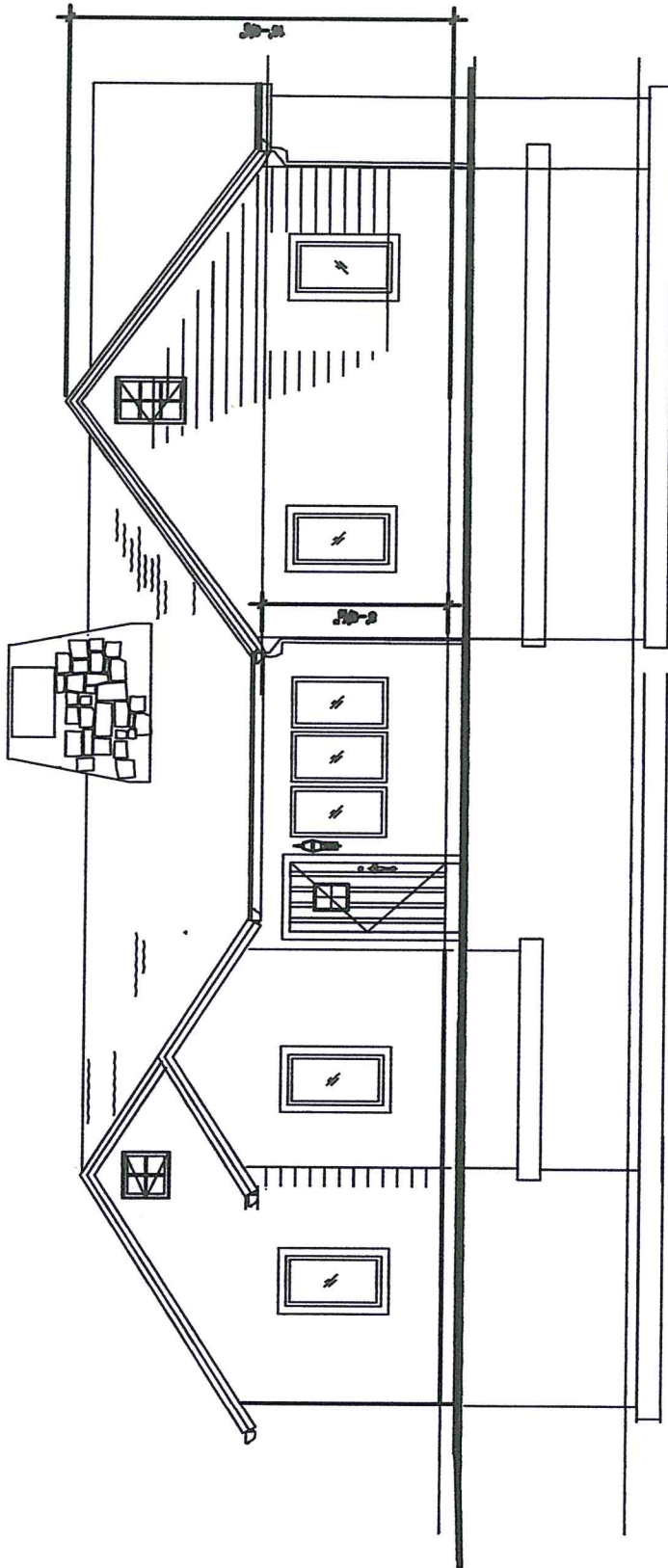
EXISTING WEST ELEVATION

TOWNSHIP BOARD OF APPEALS  
JUL 23 2020  
PROPOSAL



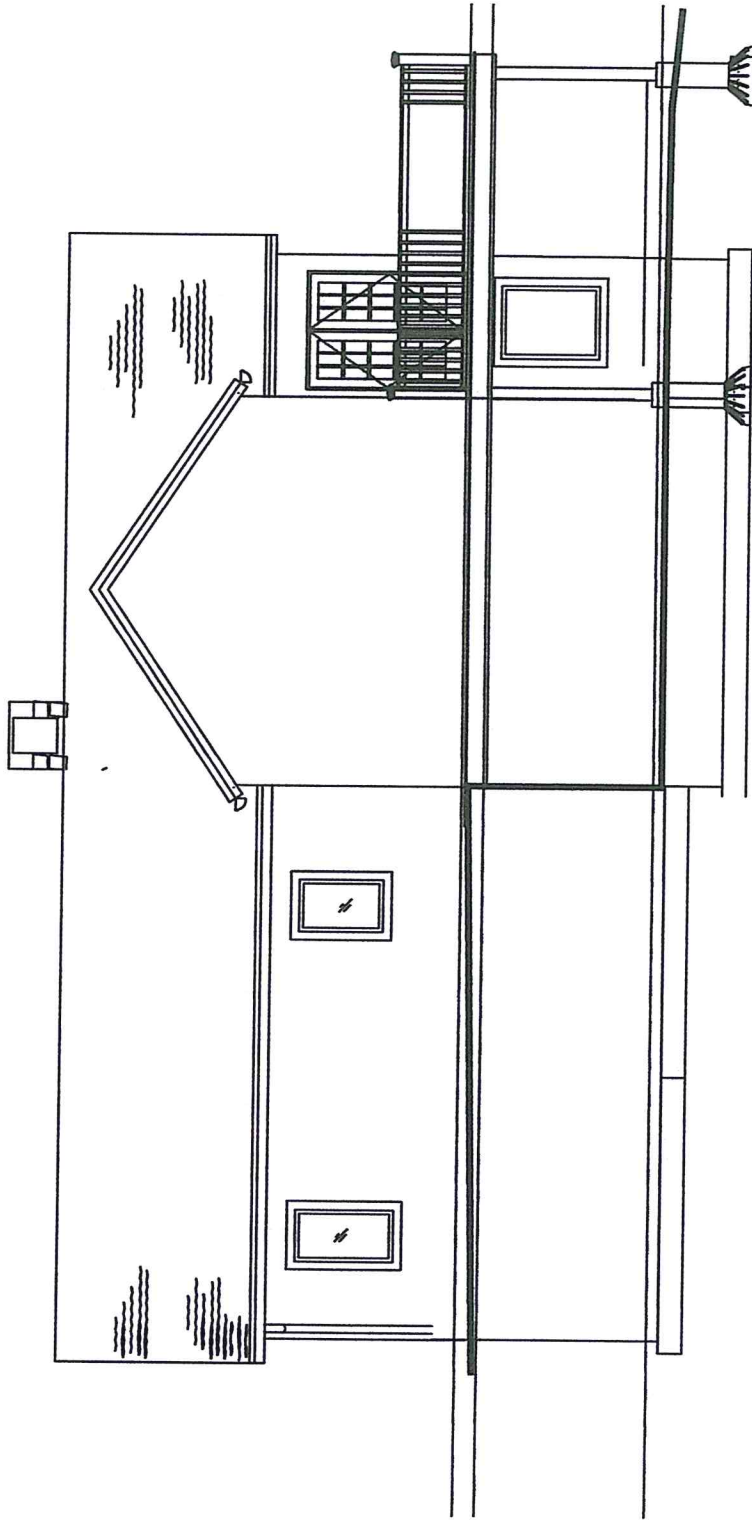
EAST ELEVATION

ZONING BOARD OF APPEALS  
 JUL 23 2020  
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EXISTING EAST ELEVATION

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JUL 23 2020  
PROPOSAL



EXISTING NORTH ELEVATION

ZONING BOARD OF PEAS  
JUL 23 2020