

**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 build a two car garage with storage on top & bottom.

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

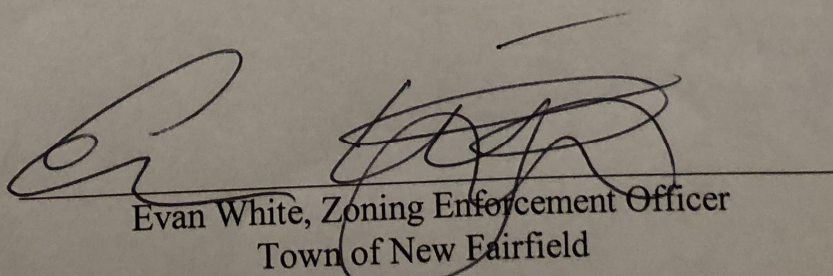
Sections:

- 3.0.9-Pergolas (B+C)
- 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