

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Lou Yorio  
Mailing Address: 91 Pine Hill Road  
New Fairfield CT, 06812 Phone#: 203 746-3000  
Email: Lou@LSConstruction.com

2) Premises located at: 106 LAKE DRIVE SOUTH, CT on the (N S E W)  side of the street  
at approx. 1/4 MILE feet (N S E W) from LAKE CIRCLE (nearest intersecting road).

3) Property Owner Name: MARTIN & JULIA LOY  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 20 Block No.: 7 Lot No.: 4 & 5

5) Zone in which property is located: R-44 Area of Lot: 0.459 ± ACRES

6) Dimensions of Lot: Frontage: 105' Average Depth: 140'

7) Do you have any Right of Ways or Easements on the property? NO

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

9) Have any previous applications been filed with ZBA on this property? NO

If so, give dates and application numbers: N/A

10) Proposal for which variance is requested: DEMOLISH EXISTING, 1 1/2 STORY, 3 BEDROOM NON-CONFORMING HOME. CONSTRUCT NEW HOME TO REDUCE OVERALL NON-CONFORMITY. NEW HOME WILL MEET FRONT & BOTH SIDE SETBACKS. THIS SIGNIFICANTLY REDUCED IN REAR.  
Hardship: PRE-EXISTING, NON-CONFORMING LOT, SIGNIFICANT SLOPE TOWARD REAR, SEVERE TERRAIN, DECENT AMOUNT OF LEDGE

\* 11) Date of Zoning Commission Denial: July 28, 2020

\* 12) Variance(s) Requested: ( ) USE (  ) DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 40' to 30' Rear to: 50' TO 44'  
Side to: \_\_\_\_\_ Side to: \_\_\_\_\_



13) Use to be made of property if variance is granted: RESIDENTIAL



14) 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: Lou Yorio DATE: 7/20/20

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT: VERIFICATION OF NON-COMPLIANCE**

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

**DATE: July 28, 2020**

**PROPERTY OWNER: Martin & Julia Loy**

**PROPERTY ADDRESS: 106 Lake Drive South (C.I.)**

**APPLICANT/AGENT: Lou Yorio**

**MAILING ADDRESS: 91 Pine Hill Road**

**ZONING DISTRICT: R-44    MAP: 20    BLOCK: 7    LOT: 4+5**

Please be advised that the applicant would like to demolish existing 1 & ½ stories, 3 bedroom nonconforming home. Construct new home to reduce overall nonconformity. New home will meet both side yard setbacks, and significantly reduce the rear setback.

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 and Structure Setbacks (A+C)

3.2.11-Minimum Lot Dimensions

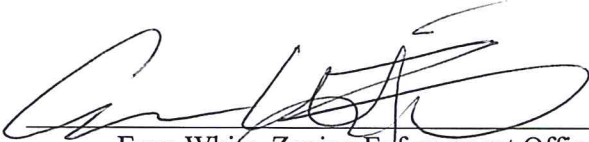
7.1.12-Improved Lots Not in a Validated or Approved Subdivision

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

Reply to:  
New Line Structures  
512 Seventh Avenue, 6<sup>th</sup> Floor  
New York, NY 10018  
Tel: (212) 280-3019 Fax: (212) 280-3029

July 19th, 2020

**RE: Lou Yorrio as Agent for The Loys**

To whom it may concern:

Please allow this letter to serve as verification that Lou Yorrio is approved to act as agent for Martin and Julia Loy with regard to all issues related to 106 Lake Drive South, New Fairfield, CT 06812. This will include any and all submissions of applications for building permits etc. Thank you.

Very Truly Yours,

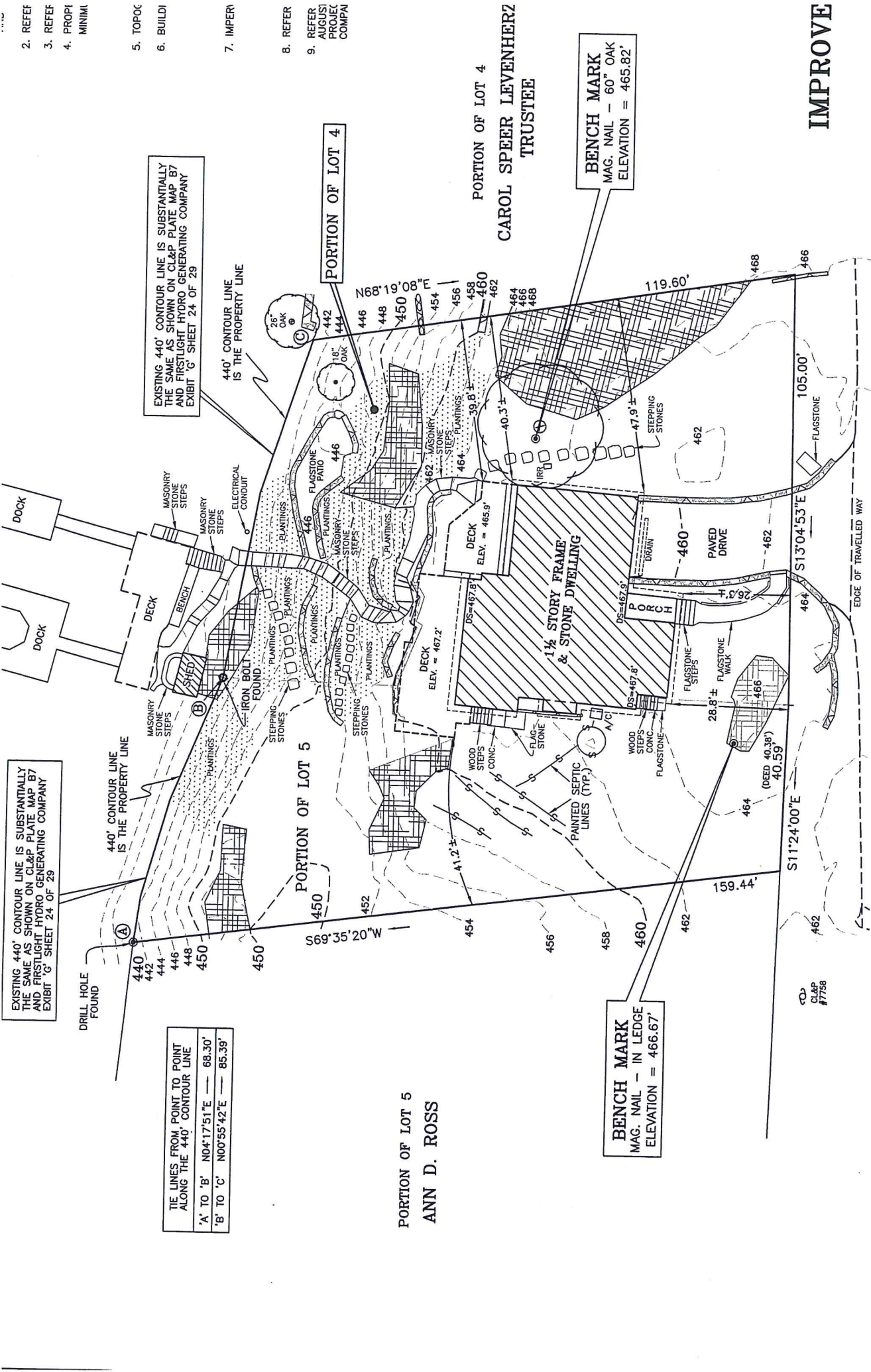


Martin Loy  
106 Lake Drive South  
New Fairfield, CT 06812





- 2. REFER
- 3. REFER
- 4. PROPI MINIM
- 5. TOPOC
- 6. BUILDI
- 7. IMPER
- 8. REFER
- 9. REFER AUGUST PROJECT COMPA



EXISTING 440' CONTOUR LINE IS SUBSTANTIALLY THE SAME AS SHOWN ON CL&P PLATE MAP B7 AND FIRSTLIGHT HYDRO GENERATING COMPANY EXHIBIT 'G' SHEET 24 OF 29

EXISTING 440' CONTOUR LINE IS SUBSTANTIALLY THE SAME AS SHOWN ON CL&P PLATE MAP B7 AND FIRSTLIGHT HYDRO GENERATING COMPANY EXHIBIT 'G' SHEET 24 OF 29

TIE LINES FROM POINT TO POINT ALONG THE 440' CONTOUR LINE	
'A' TO 'B'	N04°17'51"E — 66.30'
'B' TO 'C'	N00°55'42"E — 85.39'

PORTION OF LOT 5  
ANN D. ROSS

PORTION OF LOT 4  
CAROL SPEER LEVENHERZ TRUSTEE

BENCH MARK  
MAG. NAIL - IN LEDGE  
ELEVATION = 466.67'

BENCH MARK  
MAG. NAIL - 60" OAK  
ELEVATION = 465.82'

CL&P #7758

IMPROVE

- 5. TOPOGR
- 6. BUILDING
- 7. IMPERVIC
- 8. REFER T
- 9. REFER T1
- AUGUST
- PROJECT
- COMPANY

THE LINES FROM POINT TO POINT ALONG THE 440' CONTOUR LINE  
 'A' TO 'B' N04°17'51"E — 68.30'  
 'B' TO 'C' N00°55'42"E — 85.39'

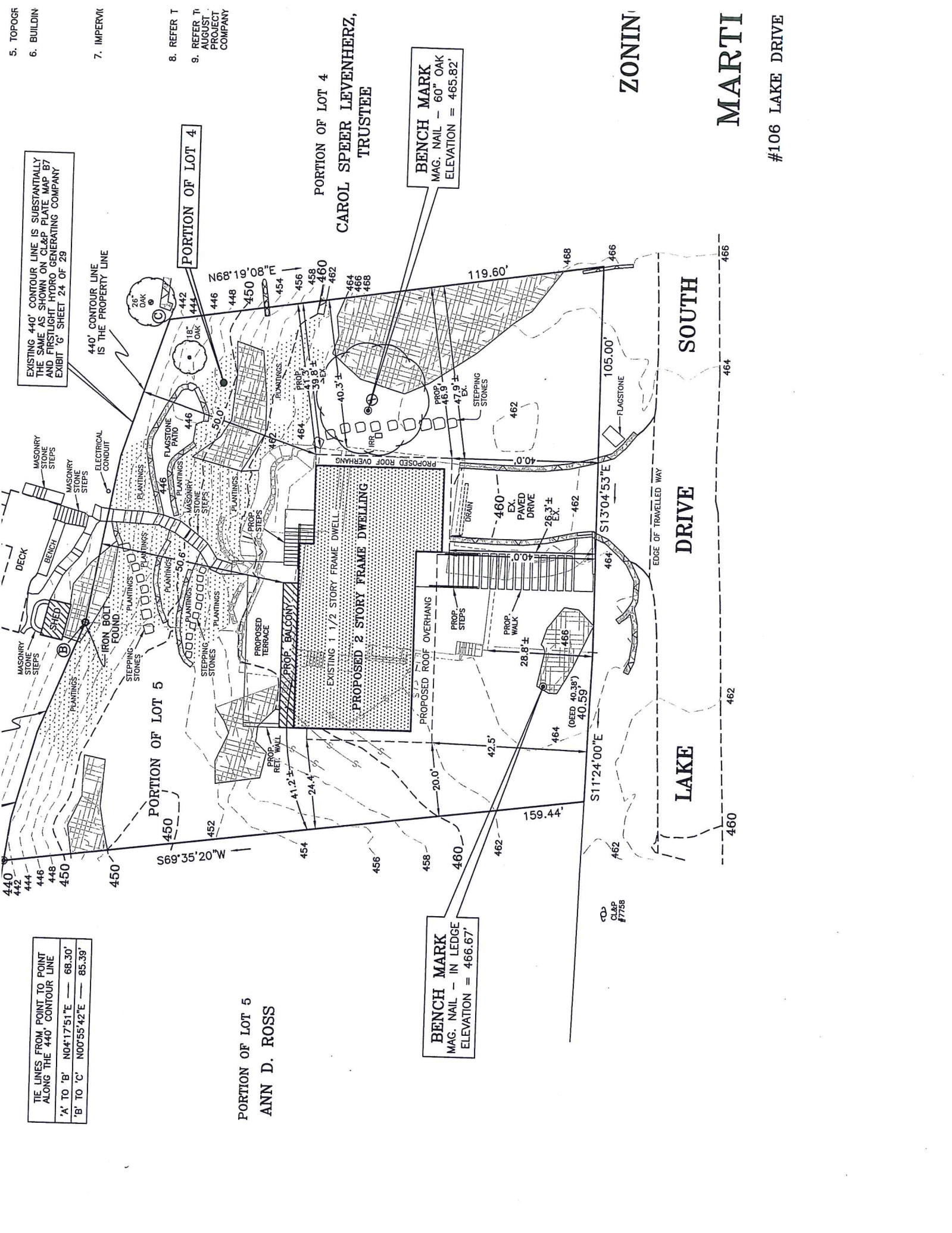
PORTION OF LOT 5  
 ANN D. ROSS

PORTION OF LOT 4  
 CAROL SPEER LEVENHERZ,  
 TRUSTEE

BENCH MARK  
 MAG. NAIL - IN LEDGE  
 ELEVATION = 466.67'

BENCH MARK  
 MAG. NAIL - 60" OAK  
 ELEVATION = 465.82'

CO  
 CL&P  
 #7758



ZONIN  
 MARTI  
 #106 LAKE DRIVE