

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: Scott & Cathy Fine

Mailing Address: 23 Lakeshore Drive North

Phone#: 917-589-6310

Email (optional): Astine@fydholdingsllc.com

2) Premises located at: 23 Lakeshore Drive North on the (N S E W) side of the street at approx. 1500ft feet (N S E W) from Knoll Rd. (nearest intersecting road).

3) Property Owner Name: Scott & Cathy Fine
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 6 Lot No.: 24

5) Zone in which property is located R44 Area of Lot .13 acre

6) Dimensions of Lot: Frontage: 50' Average Depth: 115'

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: 2003/2004

9) Proposal for which variance is requested: Rear vertical expansion of existing car deck / Lower level living quarters

HARDSHIP: preexisting non conforming narrow/shallow lot w/ severe degree of slope towards end of lot

10) Date of Zoning Commission Denial: July 28, 2020

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

Zoning Regulations (sections) _____

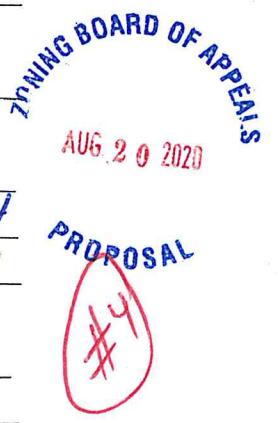
Setbacks Requested: Front to: _____ Rear to: 50' to 25.4

Side to: 10' Side to: 8.7

12) Use to be made of property if variance is granted: Residential

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: 7/23/20



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: July 28, 2020

PROPERTY OWNER: Scott & Cathy Fine

PROPERTY ADDRESS: 23 Lakeshore Drive North

APPLICANT/AGENT: Scott & Cathy Fine

MAILING ADDRESS: 23 Lakeshore Drive North

ZONING DISTRICT: R-44 MAP: 45 BLOCK: 6 LOT: 24

Please be advised that the applicant would like to build a rear vertical expansion over existing rear deck/lower level living quarters.

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 (B+C)

3.2.7-Maximum Building Area

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

T.C. MAP NO. 2281

M/F

THOMAS F. & JANEANE LAMONTE

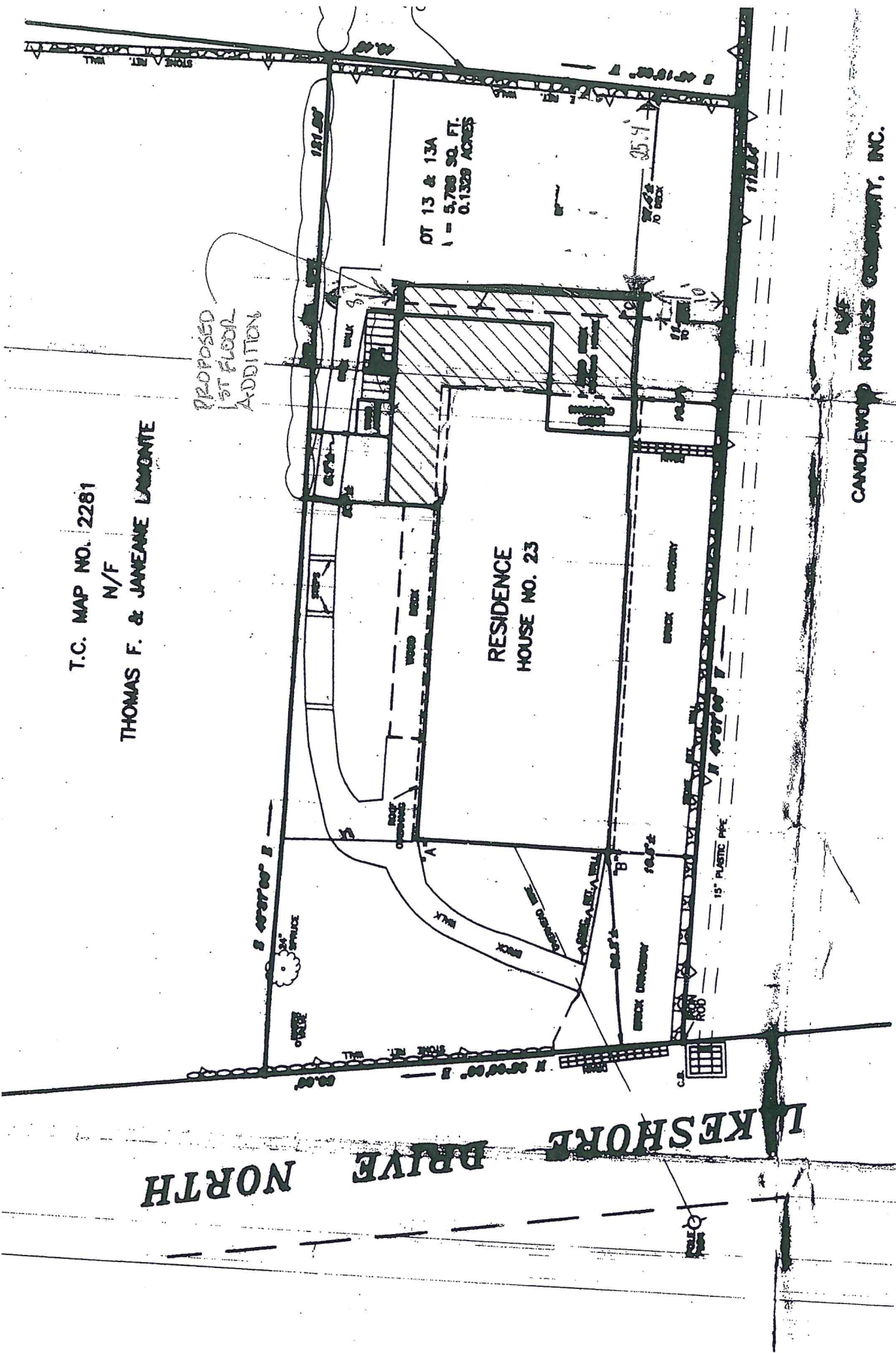
LAKESHORE DRIVE NORTH

PROPOSED 1ST FLOOR ADDITION

LOT 13 & 13A
1 = 5,788 SQ. FT.
0.1329 ACRES

RESIDENCE
HOUSE NO. 23

CANDLEWOOD KNOLLS COMMUNITY, INC.



T.C. MAP NO. 2281

N/F

THOMAS F. & JANEANE LAMONTE

Best

RESIDENCE
HOUSE NO. 23

LOT 13 & 13A
AREA = 5,788 SQ. FT.
0.1329 ACRES

N/F
C. L.
P.

LAKE SHORE
DRIVE

N/F
CANDLEWOOD KNOLLS COMMUNITY, INC.

