

APPLICATION OR APEAL#: 31-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

PROPOSAL
SEP 17 2008
ZONING BOARD OF APPEALS

1) Applicant: Lorng Lewis LLC
Mailing Address: P.O. Box 134
Brookfield, CT 06804 Phone#: 203 788-6540
Email: llewis@construction@gmail.com

2) Premises located at: 54 Lake Dr North on the (N S E W) side of the street
at approx. _____ feet (N S E W) from _____ (nearest intersecting road).

3) Property Owner Name: Michael Logiudice
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 83-84

5) Zone in which property is located: R44, 1 Area of Lot: 11,353 sq. ft.

6) Dimensions of Lot: Frontage: 100' Average Depth: 110'

7) Do you have any Right of Ways or Easements on the property? N

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? Yes - 49-48

If so, give dates and application numbers: 59-93

10) Proposal for which variance is requested: Square of Existing Deck 35x20 ADD Front Porch SCREENED IN w/ Roof, 16x16 3 Season Porch w/ Roof Deck

Hardship: PRE EXISTING NON CONFORMING, NARROW & SHALLOW LOTS A DECENT AMOUNT OF LEDGP

11) Date of Zoning Commission Denial: 8/25/08

12) Variance(s) Requested: () USE () DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 40 ft Rear to: 50 ft to 5.6 ft
Side to: 20 ft to 10.8' Side to: 20 ft

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: [Signature] DATE: 8/20/2008

23

received

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: August 25, 2020

PROPERTY OWNER: Michael Logiudice

PROPERTY ADDRESS: 54 Lake Drive North

APPLICANT/AGENT: Michael Logiudice

MAILING ADDRESS: 54 Lake Drive North

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 1 LOT: 83&84

Please be advised that the applicant would like to (See Noncompliance).

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

3.2.8-Maximum Impervious Coverage

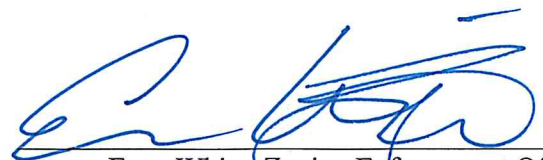
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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

Letter of Authorization

To the Town of New Fairfield:

I hereby declare the following:

I am the owner of the premises described as follows:

54 Lake Dr. North

That Lonny Lewis llc, is duly authorized for and on behalf of the owner to execute an application for building permits to enable him to obtain permits to complete construction of the following work:

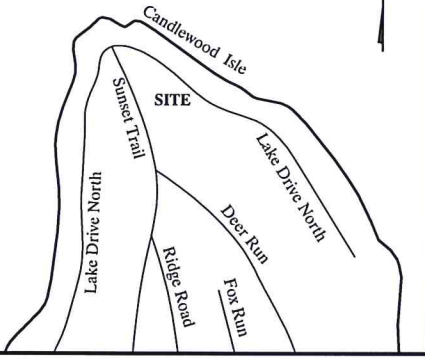
Replace existing deck w/ a 32x20 w/8x20 Screened Front Porch w/roof, Build New 16 x16 3 Season Porch w/ roof and hidden sun deck

That Lonny Lewis llc, is hereby designated as the owners representative with whom all town departments may deal with in respect to work involved.

Date: 8/16/2020

Owner: Christine Logsdice . Christine Logsdice
Print name Signature

Candlewood Lake



Vicinity Map
Scale: 1"=1000



RESIDENCE ZONE R-44		MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	43,560 SF	11,353 SF	11,353 SF		
Minimum Road Frontage	125'	100.00'	100.00'		
Setback From Front Property Line	40'	82.8'±	67.9'±		
Setback From Side Property Lines	20'	10.8'±	10.8'±		
Setback From Rear Property Lines	50'	5.5'±	5.5'±		
Maximum Height For A Building Or Structure	35'	17.8'±	17.8'±		
Maximum Building Area	20%	12.8%	18.0%		
Maximum Impervious Surfaces	25%	28.1%	33.0%		

* 3.6'± to proposed deck
** Height is from average ground around house (112.1) to midpoint of roof.

NOTES:

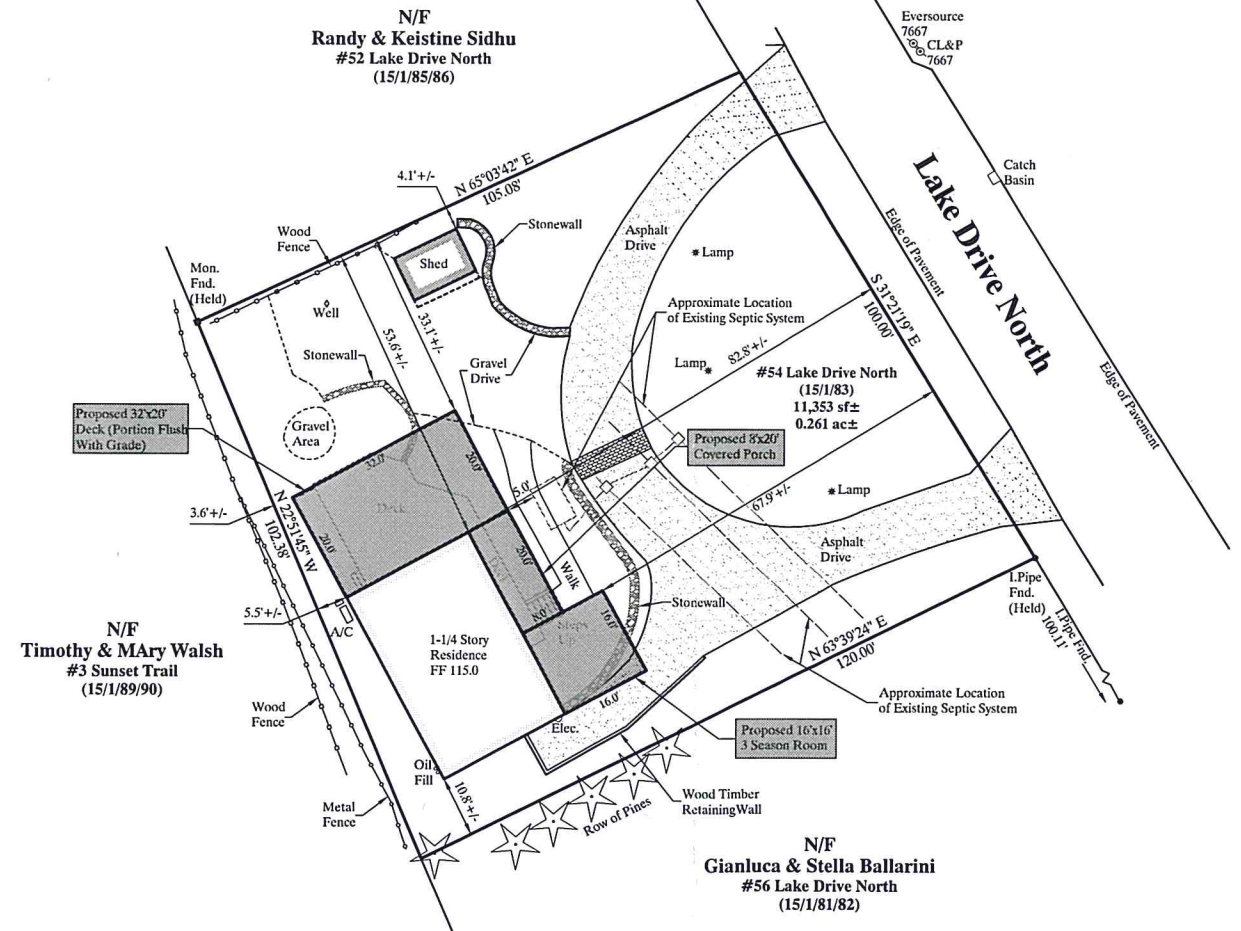
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.
- Reference is made to the following documents:
A. RM 126-Candlewood Isle Subdivision, Section One; New Fairfield, Connecticut; 1930; by A.L. Davis,*
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Monroe authorities prior to use.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- The property is located in Zone X per FEMA Flood Map #09001C0127F; Panel 127 of 626; Effective Date: 6/18/2010.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- Elevations depicted hereon are on an assumed system.
- Records analyzed for this project do not agree in total with each other and in some cases, do not agree with lines/areas of occupation. Every effort has been made to determine the correctly intended property lines. The boundary determination shown hereon represents the "best fit" solution based on the available records. Property lines are shown based on the location of existing monumentation and are subject to review.

EXISTING IMPERVIOUS COVERAGE INCLUSIONS:

HOUSE= 881SF±
ASPHALT DRIVE= 2,158 SF±
WALK= 149 SF±
TOTAL= 3,188±

PROPOSED IMPERVIOUS COVERAGE INCLUSIONS:

HOUSE= 1,299 SF±
ASPHALT DRIVE= 2,158 SF±
WALK= 149 SF±
DECK= 146 SF± (SF OVER 500 SF ALLOWED)
TOTAL= 3,752±



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- BUILDING SETBACK LINE
- CONIFER TREE
- DECIDUOUS TREE
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- UTILITY POLE

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



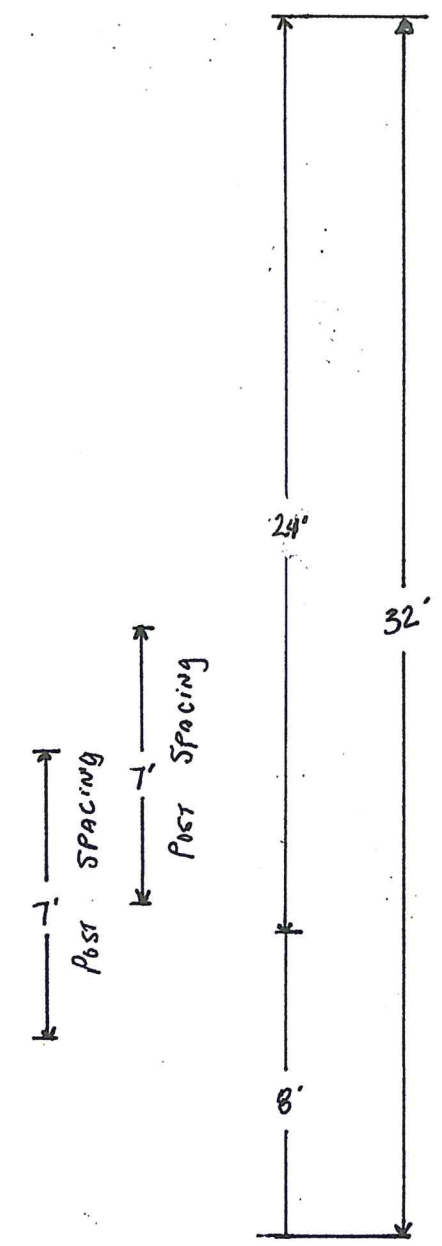
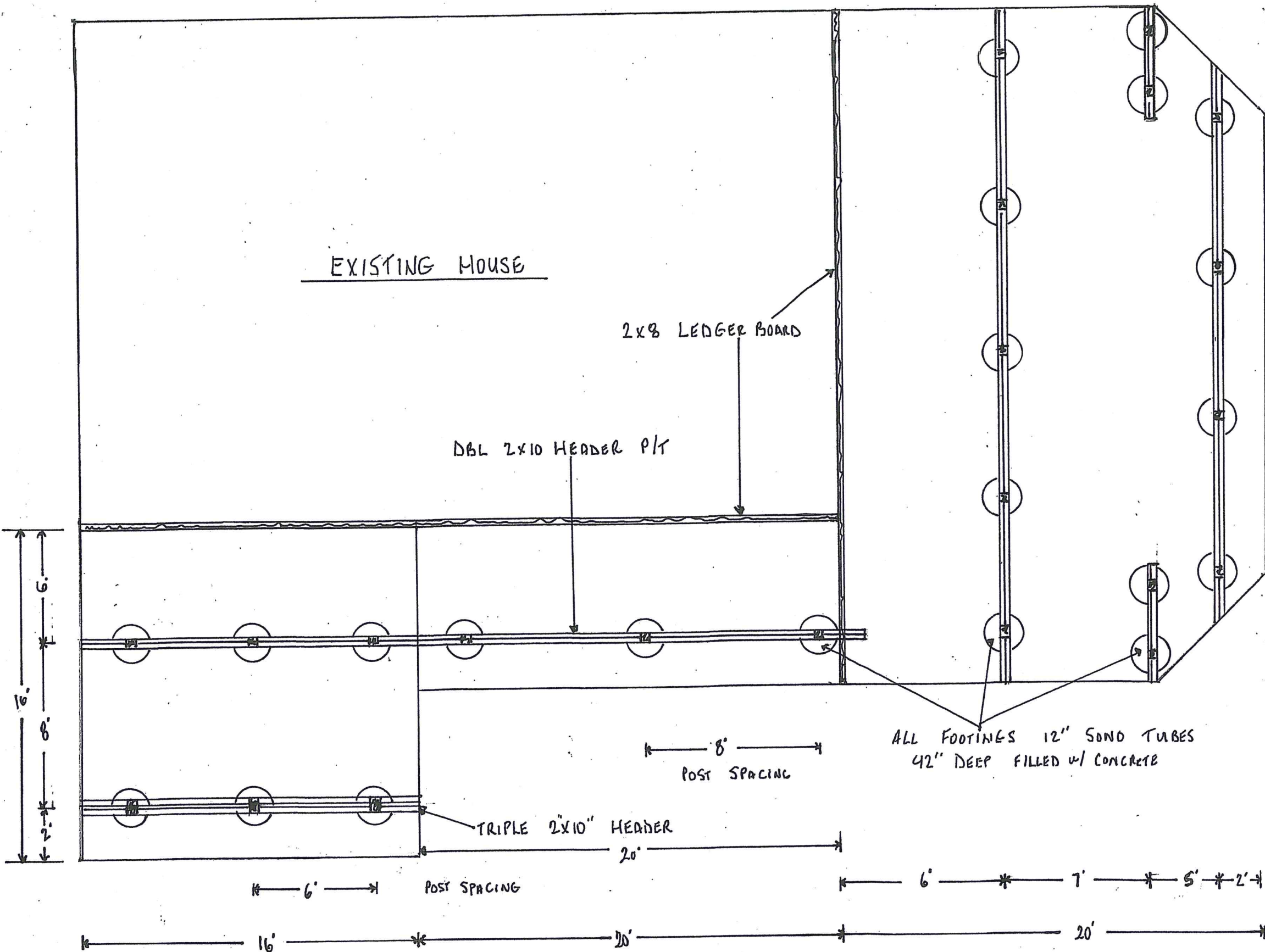
Michael S. Shevlin, Jr. PLS #70339

DATA ACCUMULATION PLAN

PREPARED FOR
MICHAEL LOGIUDICE
#54 LAKE DRIVE NORTH
NEW FAIRFIELD, CONNECTICUT



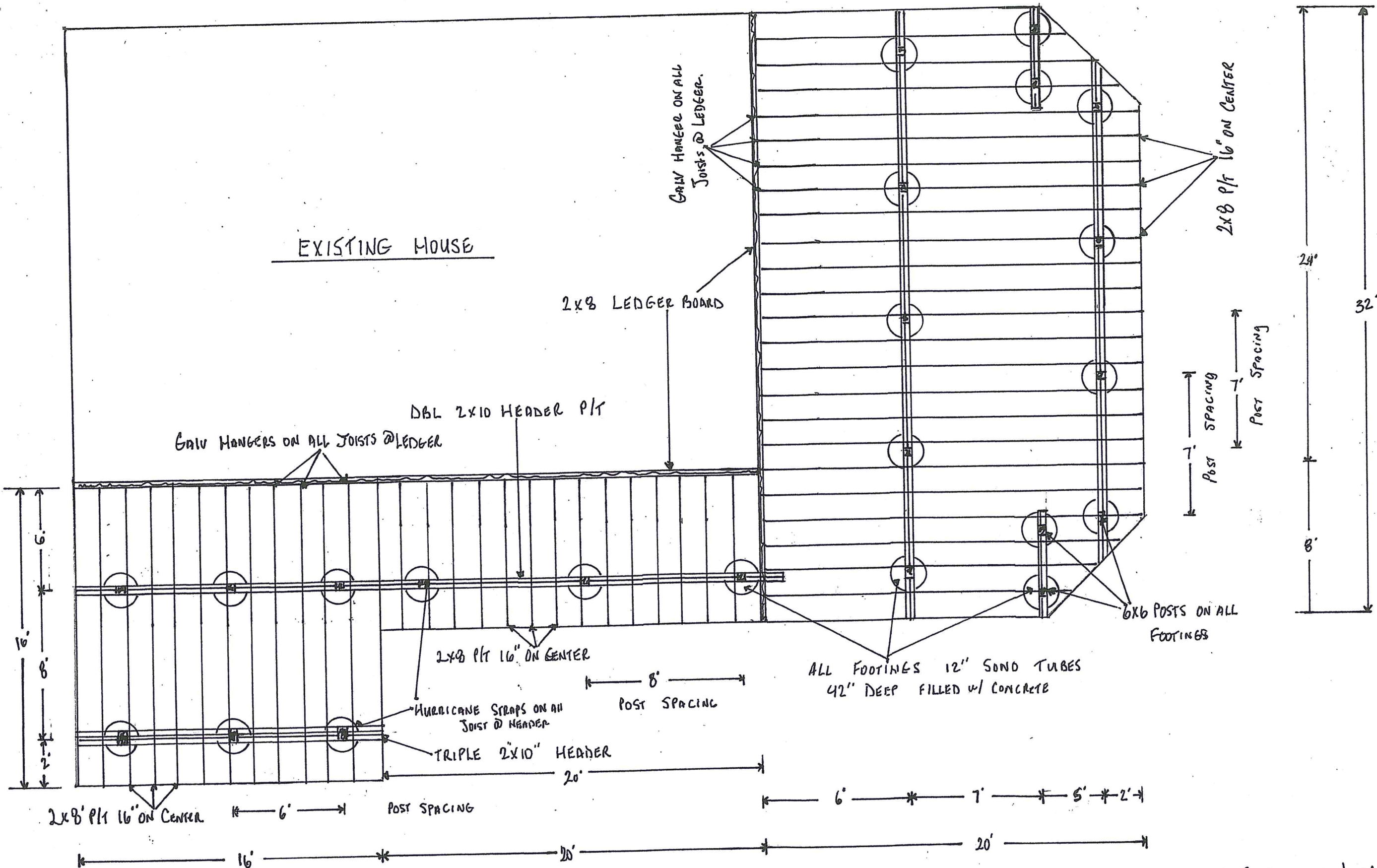
DATE:	8/18/2020	SCALE:	1"=20'	DRAFTER:	DCH	JOB NUMBER:	6920	FILE NUMBER:	
NO.	DATE	DESCRIPTION							
REVISIONS									



ALL FOOTINGS 12" SAND TUBES
42" DEEP FILLED w/ CONCRETE

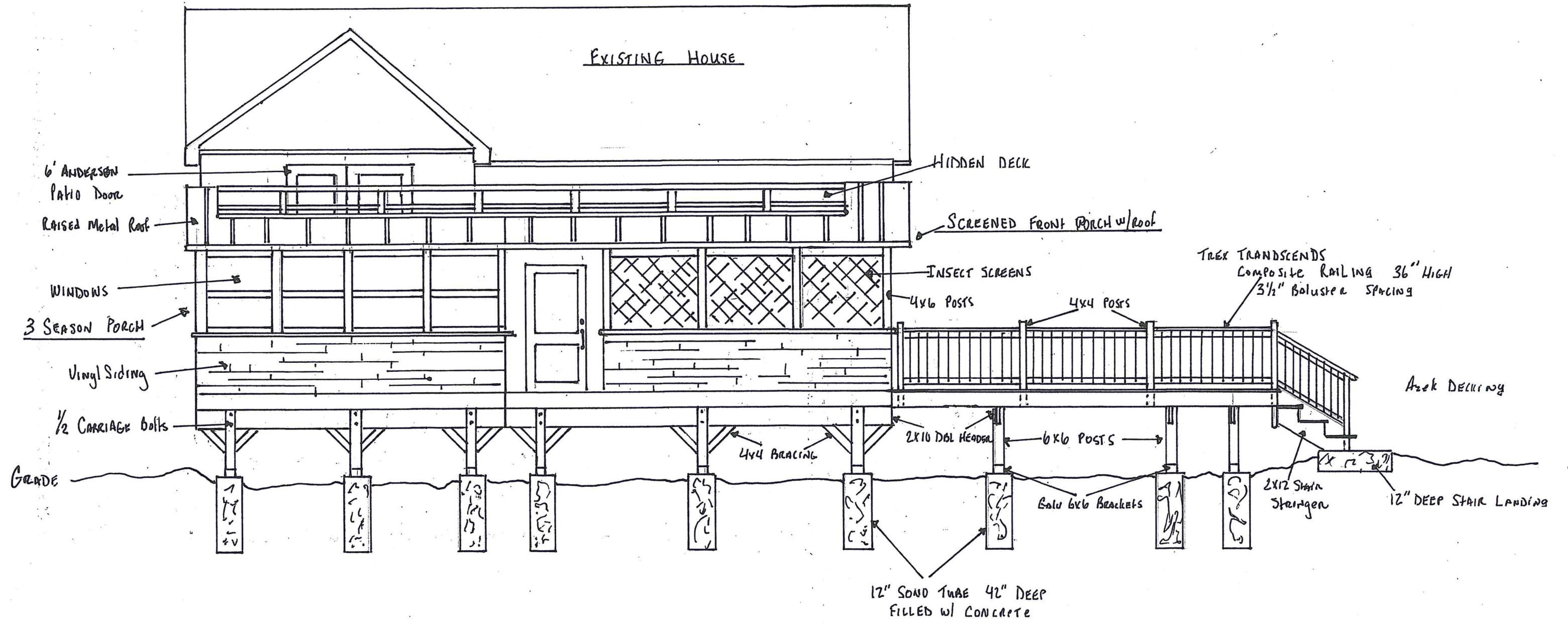
FOOTING PLAN

CHRISTINE & MICHAEL LOGIUDICE
54 LAKE DR. NORTH CIRCLE
NEW FAIRFIELD, CT 06812



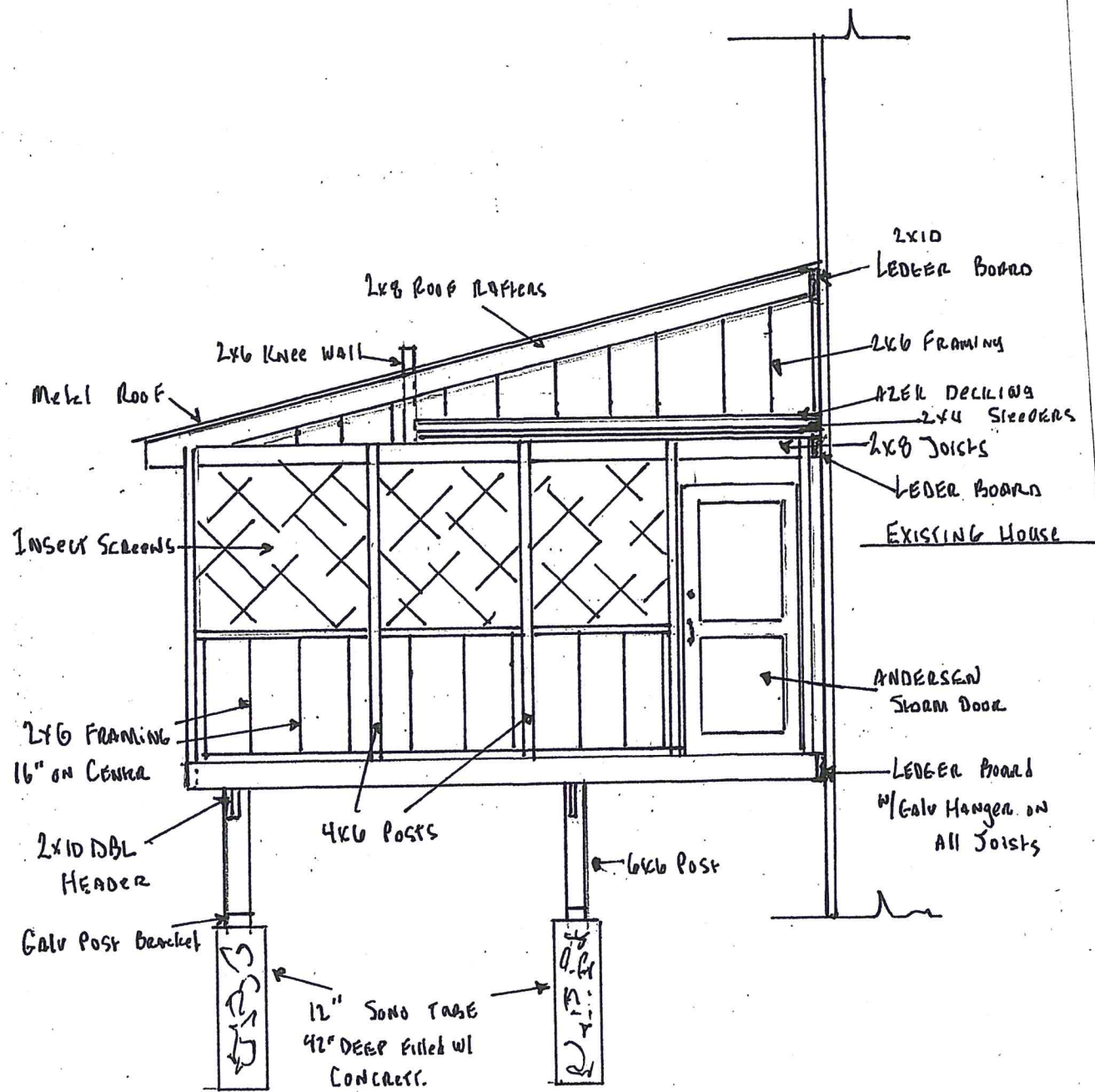
DECK FRAMING PLAN

CHRISTINE & MICHAEL LOGIUDICE
 54 LAKE DR. NORTH CIRCLE
 NEW FAIRFIELD, CT 06812

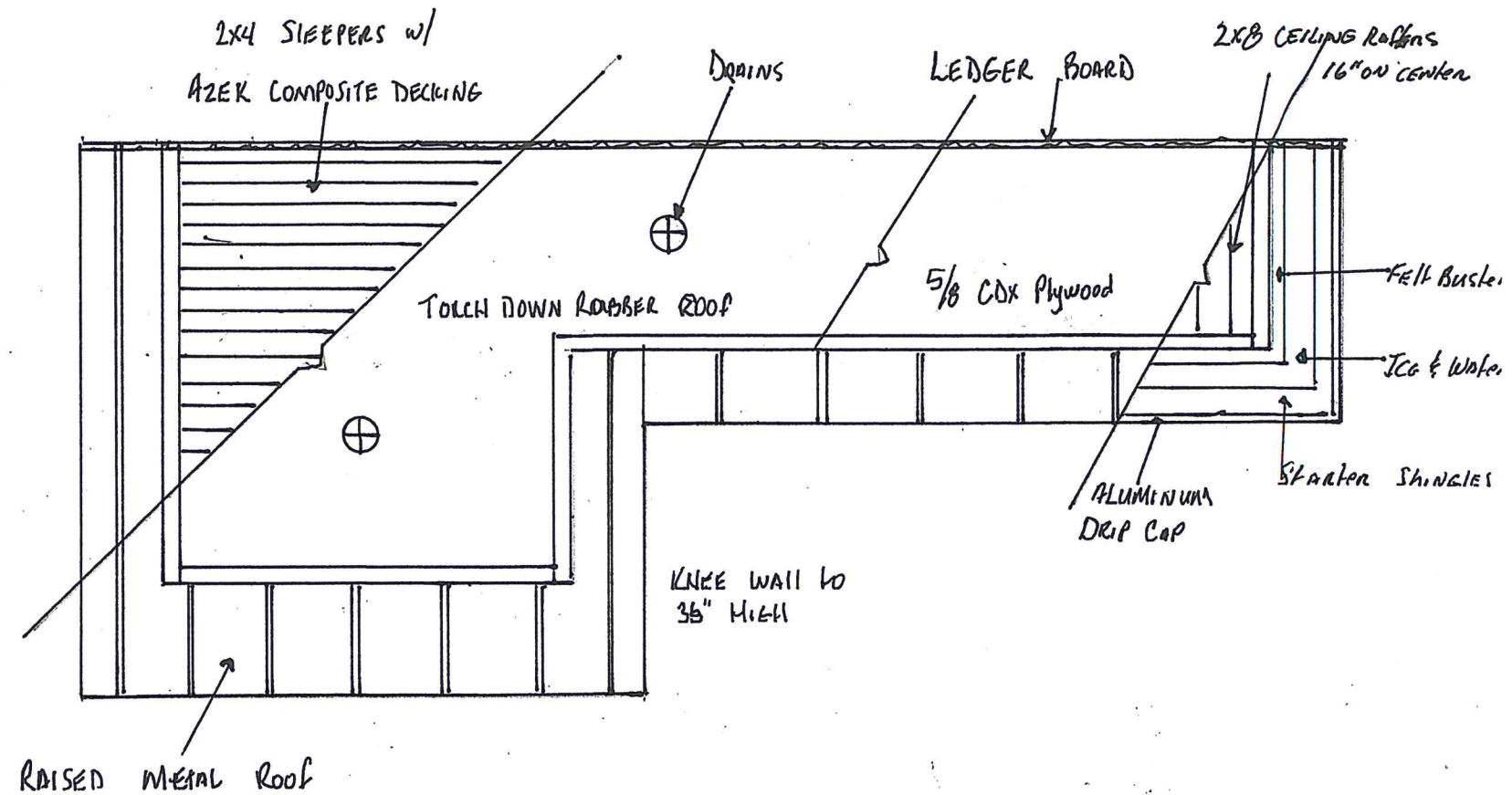


FRONT ELEVATION

CHRISTINE & MICHAEL LOGLUDICE
 54 LAKE DR NORTH CIRCLE
 NEW FAIRFIELD, CT 06812

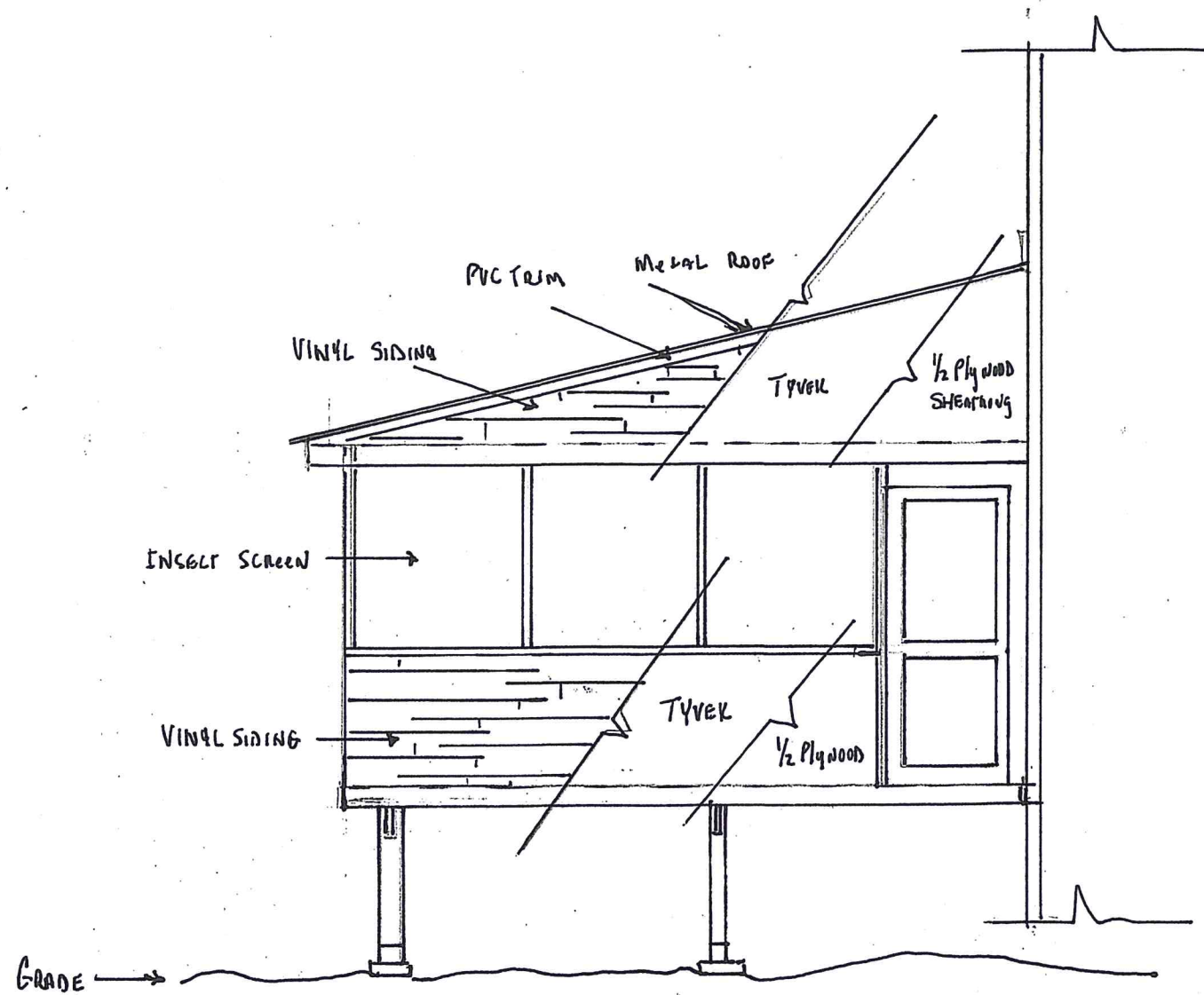


FRAMING DETAIL



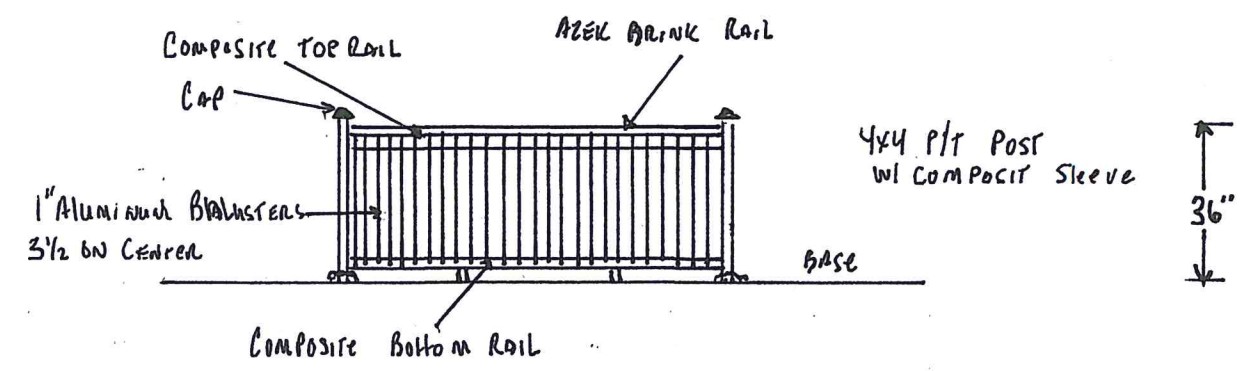
ROOF AND HIDDEN DECK DETAIL

CHRISTINE & MICHAEL LOSUDICE
 54 LAKE DR North Circle
 NEW CANFIELD, CT. 06812



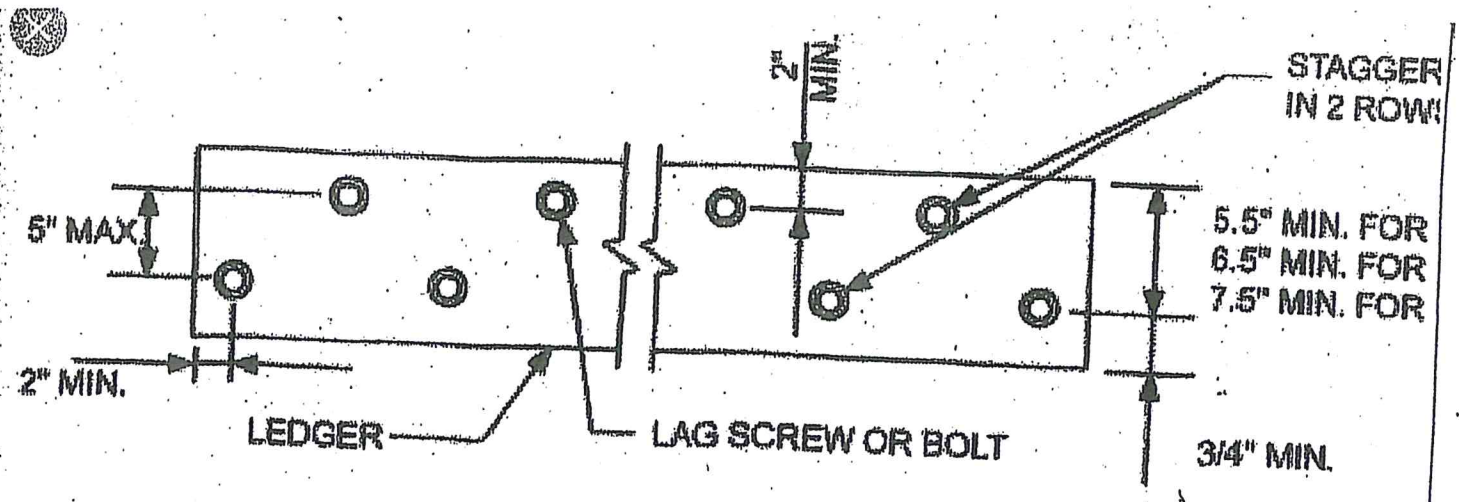
EXTERIOR DETAIL

TREX TRANSCENDS RAILING SYSTEM 36" HIGH



RAILING DETAIL

CHRISTINE & MICHAEL LOIUDICE
 54 LAKE DR CIRCLE North
 NEW FAIRFIELD, CT 06812



For SI: 1 inch = 25.4 mm.

FIGURE R507.2.1(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN L

