

APPLICATION OR APEAL#: 33-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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



1) Applicant: SOO-MI LEE  
Mailing Address: 120 E 81<sup>ST</sup> ST. APT 2H  
NEW YORK, NY 10028 Phone#: (646) 220-5782  
Email: SOOMILEE100@YAHOO.COM

2) Premises located at: 5 CANOLEWOOD ROAD on the (N SE W) side of the street  
at approx. 3/10 MILE feet (N SE W) from BEAR MOUNTAIN ROAD (nearest intersecting road).

3) Property Owner Name: SOO-MI LEE & GREGORY MCKENSIE  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 39 Block No.: 1 Lot No.: 15-24

5) Zone in which property is located: R-44 Area of Lot: 19,647

6) Dimensions of Lot: Frontage: 210'± Average Depth: 104'±

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? YES

If so, give dates and application numbers: 6/11/87 Vol 176 pg 275

10) Proposal for which variance is requested: DEMO EXISTING RESIDENCE & REBUILD SINGLE FAMILY DWELING, CONVERT EXISTING FRONT PORCH TO 2-STORY ADDITION, NEW 14' X 24' 2-STORY ADDITION, NEW 6' X 14' STAIRS TO GARAGE

Hardship: EXISTING NON-CONFORMING LOT, ODD SHAPED LOT, SLOPING TOPOGRAPHY

11) Date of Zoning Commission Denial: 8/25/20

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

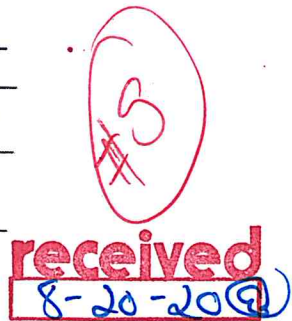
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 14' Rear to: 32'  
Side to: N/A Side to: N/A

13) Use to be made of property if variance is granted: SINGLE FAMILY DWELING

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: 8/19/2020







**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan G. White, Zoning Enforcement Officer  
**DATE:** August 25, 2020  
**PROPERTY OWNER:** Soo-Mi Lee & Gregory McKensie  
**PROPERTY ADDRESS:** 5 Candlewood Drive  
**APPLICANT/AGENT:** Soo-Mi Lee  
**MAILING ADDRESS:** 120E 81<sup>st</sup> St. Apt 2H, New York, New York  
**ZONING DISTRICT:** R-44   **MAP:** 39   **BLOCK:** 1   **LOT:** 15

Please be advised that the applicant would 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 (A+C)
- 3.2.11-Minimum Lot Dimensions
- 7.1.1.2-Improved Lots Not in Validated or Approved Subdivisions
- 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









NO.	DESCRIPTION	BY	DATE

**PROPOSED ELEVATIONS**

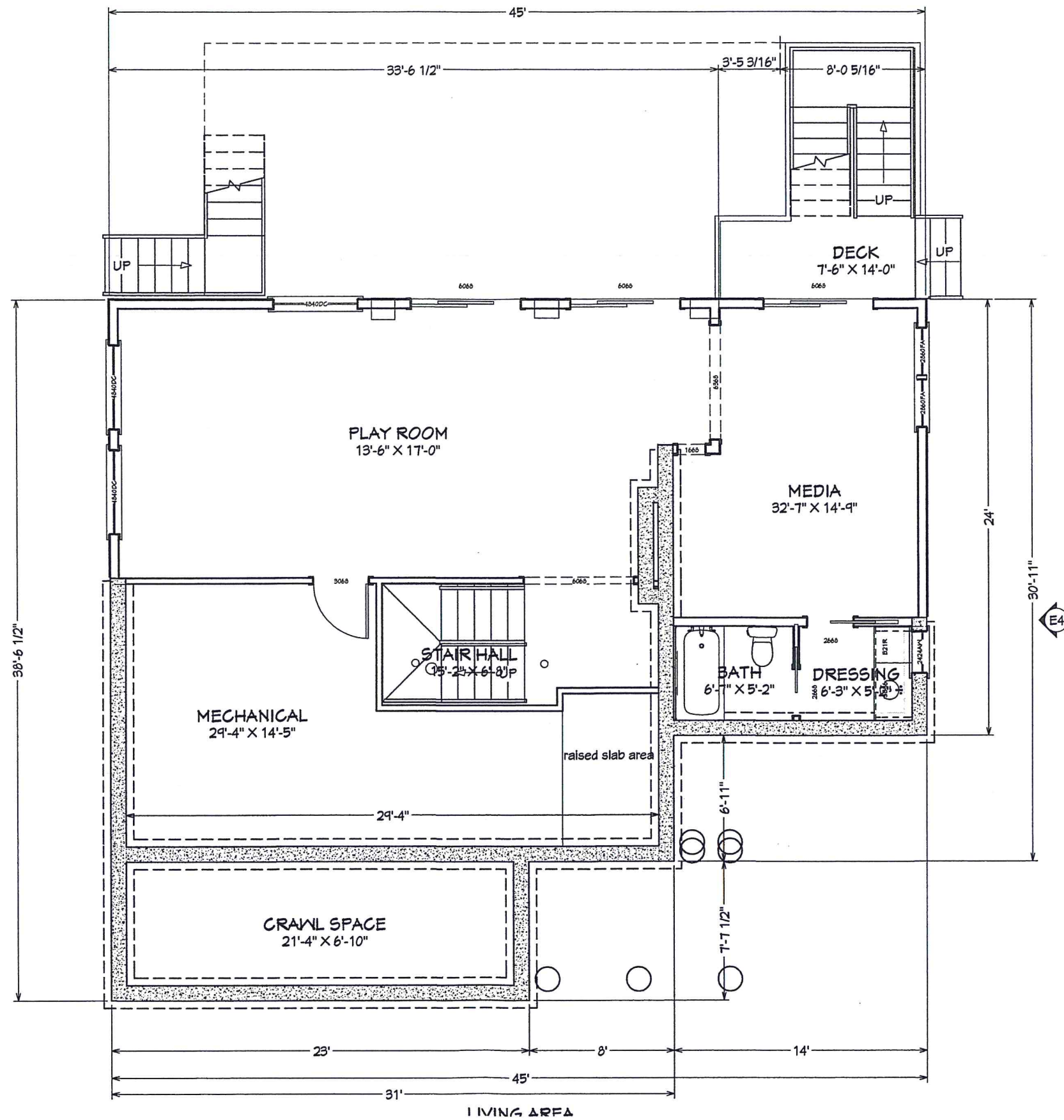
**PROJECT DESCRIPTION:**  
 Proposed Addition & Renovation to:  
 The Lee Residence  
 5 Candlewood Lake Rd, N  
 New Fairfield, Connecticut

**DRAWINGS PROVIDED BY:**  
 Keaney & Co LLC  
 7 Candlewood Heights  
 New Milford, CT  
 203.948.6992 -akdesigner@abcglobal.net

**DATE:**  
 8/18/20

**SCALE:**

**SHEET:**  
**A-4**



LIVING AREA

FOUNDATION / BASEMENT PLAN

NO.	DESCRIPTION	BY	DATE

FOUNDATION PLAN

PROJECT DESCRIPTION:  
 Proposed Addition & Renovation to:  
 The Lee Residence  
 5 Candlewood Lake Rd, N  
 New Fairfield, Connecticut

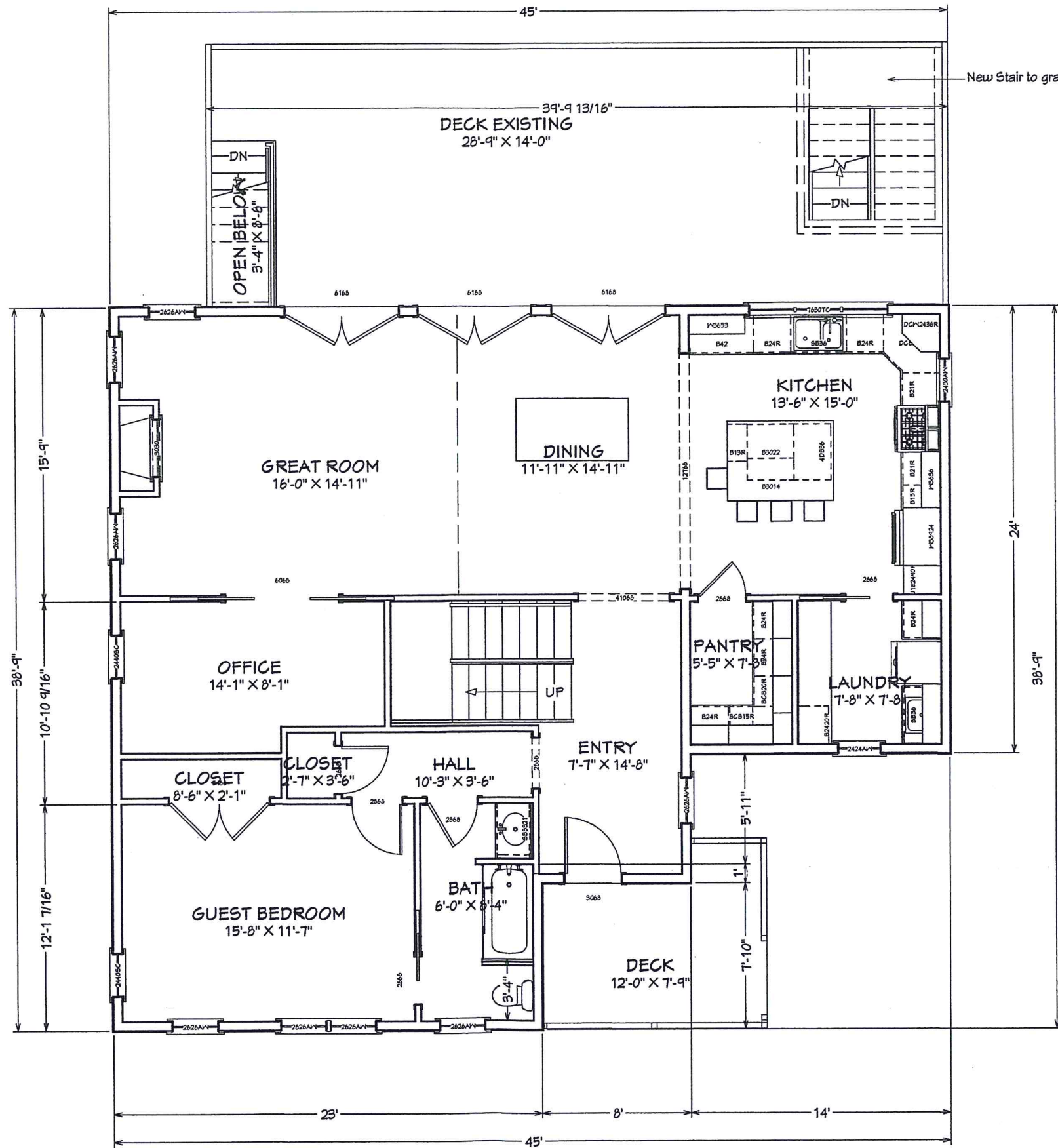
DRAWINGS PROVIDED BY:  
 Keane & Co LLC  
 7 Candlewood Heights  
 New Milford, CT  
 203.946.6392 -skdesigner@skc-global.net

DATE:  
 8/18/20

SCALE:

SHEET:  
**A-1**





LIVING AREA  
1475 SQ FT

PROPOSED FIRST FLOOR PLAN

NO.	DESCRIPTION	BY	DATE

PROPOSED FIRST FLOOR PLAN

PROJECT DESCRIPTION:  
Proposed Addition & Renovation to:  
The Lee Residence  
5 Candlewood Lake Rd, N  
New Fairfield, Connecticut

DRAWINGS PROVIDED BY:  
Kearney & Co LLC  
1 Candlewood Heights  
New Milford, CT  
203.946.6932 -skdesigner@abcglobal.net

DATE:  
8/18/20

SCALE:

SHEET:  
**A-2**

