

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

APPEAL#: 36-20

1) Applicant: Kevin M. & Kristin K. Jordan

Mailing Address: 272 West 107th Street, Apt. #7C

New York, NY 10025 Phone#: _____

Email (optional): _____

2) Premises located at: 76 Lake Dr South, Candlewood Isle on the (N S E W) side of the street at approx. 60 feet (N S E W) from Lake Circle (nearest intersecting road).

3) Interest in Property: OWNER _____ CONTRACT PURCHASER _____ LEASEE _____ AGENT

4) Tax Assessor Map No.: 20 Block No.: 1 Lot No.: 18-23

5) Zone in which property is located R-44 Area of Lot 1.357 ac (59,111 sf)

6) Dimensions of Lot: Frontage: ±431' Average Depth: ±170'

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: #05-18 (Granted), #21-20 (Granted)

9) Proposal for which variance is requested Construction of new 10' wide x 5'-4" deep x 5'-0" high Garbage Enclosure
Due to nature of the proposed accessory structure, the shed is located in the Front Yard with a 0.0' setback, still approximately 9'-0" away from Edge of roadway.

HARDSHIP: Nature of the proposed accessory structure and intended use require the shed to be located in the Front Yard as close to the street as possible.

10) Date of Zoning Commission Denial: Sept 21, 2020

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

Zoning Regulations (sections) _____

Setbacks Requested: Front to: 0.0' Rear to: NA
(East) (West)

Side to: NA Side to: NA
(North) (South)

#2

12) Use to be made of property if variance is granted: Single Family Residence

received
9/17/20

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: 9.17.20

FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: September 24, 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 (see description on application).

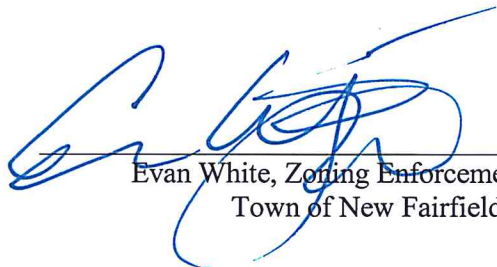
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:
3.0.4-Minor Accessory Building & Structures (C, E, & F)

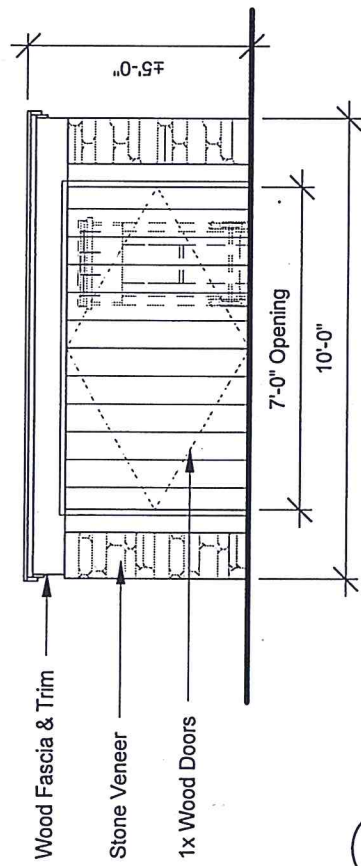
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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.

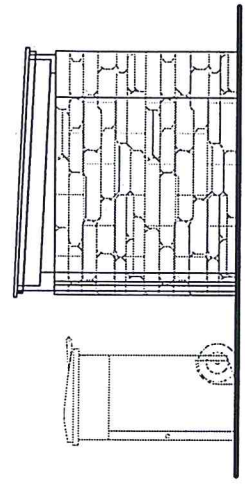
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



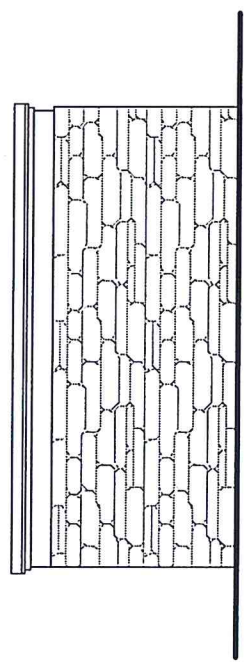
Evan White, Zoning Enforcement Officer
Town of New Fairfield



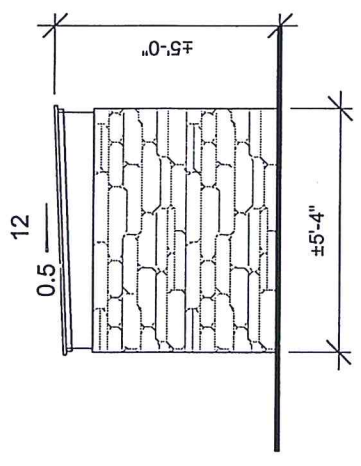
1 SOUTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"



3 NORTH
1/4" = 1'-0"



4 WEST
1/4" = 1'-0"

DOYLE COFFIN ARCHITECTURE
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 158 Danbury Road
 Ridgefield, Connecticut 06877
 Doyle Coffin Architecture, LLC

MR. & MRS. KEVIN JORDAN
 76 LAKE DRIVE SOUTH
 CANDLEWOOD ISLE
 NEW FAIRFIELD, CT-06812

Garbage Enclosure

PC	PTC	IPA	ATB	DATE	09/16/20
				SHEET	A.1
				PROJ #	934
				SCALE	1/4" = 1'-0"





DOYLE COFFIN
ARCHITECTURE

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exceptional
architectural design
since 1973

May 16, 2020

Land Use Agencies for the
Town of New Fairfield, CT
4 Brush Hill Rd
New Fairfield, CT 06812

Re: Land Use Applications
76 Lake Drive South, Candlewood Isle

To Whom it may Concern,

As owner of the property located at 76 Lake Drive South, I hereby authorize Doyle Coffin Architecture to apply on my behalf to the Town of New Fairfield for all permits and approvals related to this property.

Sincerely,

Kevin M. Jordan
Kristin K. Jordan

David D. Coffin, Founder
Peter T. Coffin, Partner
John M. Doyle, Partner
Eric E. Flanders, Associate



DOYLE|COFFIN
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September 16, 2020

Re: Zoning Board of Appeals
76 Lake Drive South, Candlewood Isle

Dear Neighbor,

This letter is to inform you that an application on behalf of the owners of 76 Lake Drive South Candlewood Isle has been submitted for review by the Zoning Board of Appeals under New Fairfield Zoning Regulations.

The proposed project calls for the construction of a new garbage enclosure for the storage of trash bins within the front yard and within the required setbacks. If you would like to review the project further, a copy of the plans will be on file with the Land Use Department at New Fairfield Town Hall, 4 Brush Hill Road.

If you have any questions regarding this project you are welcome to call me at your convenience. Thank You.

Sincerely,

Peter T. Coffin

David D. Coffin, Founder
Peter T. Coffin, Partner
John M. Doyle, Partner
Eric E. Flanders, Associate