

#46-20

APPLICATION OR APEAL#: \_\_\_\_\_

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 Rd.  
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.: 445

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: CONSTRUCT PROPOSED <sup>APPROX</sup> 15' x 15' SPA w/ PLANTERS, STEPS TO GRADE PATIO/TERRACE & PROPOSED WALKWAY. REPLACE EXIST STEPS TO LAKE. SAME SIZE & LOCATION.  
Hardship: PRE-EXISTING NON CONFORMING LOT, SIGNIFICANT SLOPE TOWARDS REAR, SEVERE TERRAIN, DECENT AMOUNT OF LEACE

11) Date of Zoning Commission Denial: November 24, 2020

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

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

Setbacks Requested: Front to: N/R Rear to: 25.0  
Side to: N/R Side to: N/R

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 M Yorio DATE: 10/27/20

#1

received  
10-27-2020

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

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

**DATE:** November 24, 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 (See attached Application Description).

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

Sections:

3.0.6-Swimming Pools (B)

3.2.5-Minimum Lot Area & Frontage (A+B)

3.2.6-Minimum Building and Structure Setbacks (C)

3.2.11-Minimum Lot Dimensions

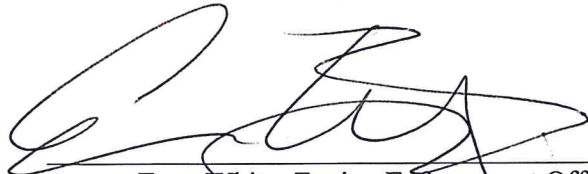
7.1.12-Improved Lots Not in a Validated or Approved Subdivision

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 Yorio as Agent for The Loys**

To whom it may concern:

Please allow this letter to serve as verification that Lou Yorio 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.

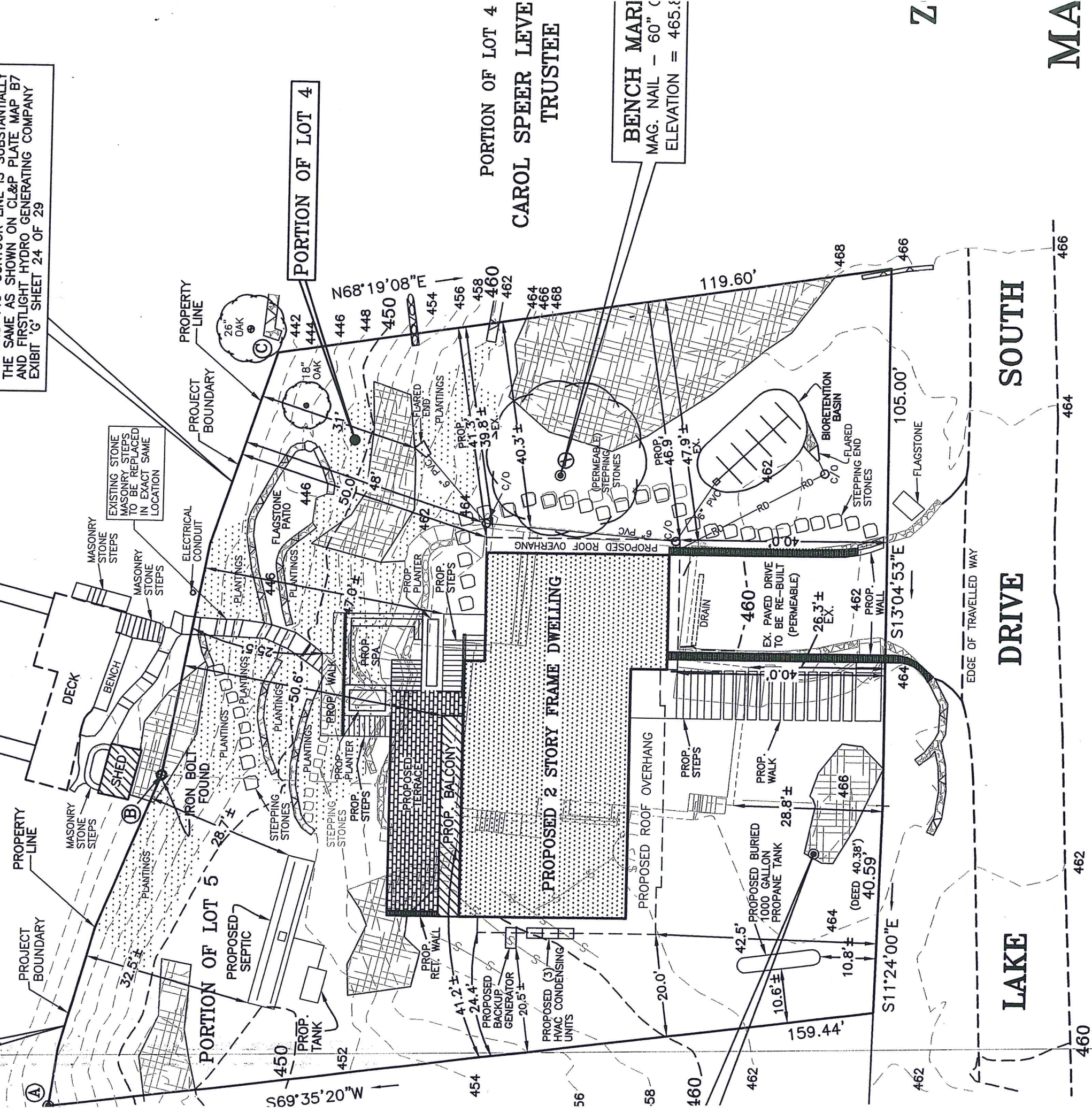
Very Truly Yours,



Martin Loy  
106 Lake Drive South  
New Fairfield, CT 06812

CONTOUR LINE IS SUBSTANTIALLY SHOWN ON CL&P PLATE MAP B7 -T. HYDRO GENERATING COMPANY EET 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



PORTION OF LOT 4  
CAROL SPEER LEVE  
TRUSTEE

BENCH MARK  
MAG. NAIL - 60" C  
ELEVATION = 465.8

NO.	DATE	DESCRIPTION	BY
3	11/2/20	ADD SPA PLANTERS & WALK IN REAR REVISE STEPS IN REAR, REVISE DRIVE REVISE ROOF EAVES, STEPS IN FRONT	CCF
2	9/28/20	ADD PROPOSED BACKUP GENERATOR ADD PROPOSED HVAC UNITS ADD PROPOSED PROPANE TANK	CCF
1	8/25/20	ADD PROPOSED RETENTION SYSTEM ADD PROPOSED SEPTIC	CCF

