

APPLICATION OR APEAL#: 52-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: DOLORES CAPLAN
Mailing Address: 25 TAPAN DRIVE
MELVILLE NY 11747 Phone#: 516.736.7057
Email: RICKCAPLAN1@GMAIL.COM

2) Premises located at: 4 COVE LAKE on the (N S E W) side of the street
at approx. 1000 feet (N S E W) from LAKE DRIVE SOUTH (nearest intersecting road).

3) Property Owner Name: DOLORES CAPLAN
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 25 Block No.: 1 Lot No.: 44

5) Zone in which property is located: R-44 Area of Lot: 15,897 SQ. FT

6) Dimensions of Lot: Frontage: 83.2' Average Depth: 70'

7) Do you have any Right of Ways or Easements on the property? YES, Vol 12 Pg 489, Vol 54 Pg. 297

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? YE

If so, give dates and application numbers: VOL 411 Pg 988 # 46-05, VOL 415 Pg 491 # 57-05

10) Proposal for which variance is requested: PROPOSED ONE STORY ADDITION FOR ENTRY & LAUNDRY, REBUILD 2ND FLOOR APPROXIMATELY 24' X 26' CAPE STYLE W/ 2 FULL SHED DORMERS, CONSTRUCT NEW STAIR TO SECOND FLOOR AND SCREENED PORCH ABOVE EXISTING DECK
Hardship: EXISTING NON-UNIFORM DWELLING, ROCK OUTCROPPING ADJACENT AREA, odd shaped lot

11) Date of Zoning Commission Denial: December 15, 2020

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

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

* VERTICAL EXPANSION NOT TO EXCEED EXISTING RIDGE HEIGHT.

Setbacks Requested: Front to: N/A Rear to: 20.3'
Side to: 6.2' Side to: 14.5'

#2

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

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: Doll Caplan DATE: 12.10.2020

received
12-11-2020

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: December 15, 2020

PROPERTY ADDRESS: 4 Cove Lane

APPLICANT/AGENT: Dolores Caplan & Stacey Keating

MAILING ADDRESS: 25 Tapan Drive Melville, NY 11747

ZONING DISTRICT: R-44 **MAP:** 25 **BLOCK:** 1 **LOT:** 44

Please be advised that the applicant would like to propose one story addition for entry & laundry rebuild 2nd floor approximately 24' x 26' cape style w/ 2 full shed dormers, construct new stair to second floor and screened porch above existing deck.

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 and Structure Setbacks (B+C)

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions

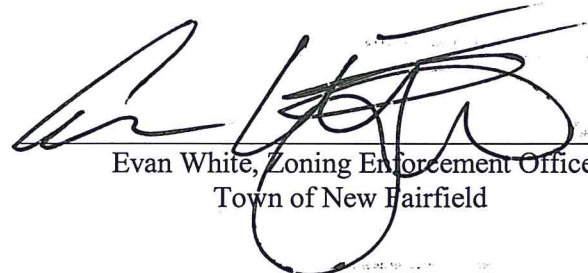
7.1.12-Improved Lots Not in a Validated or Approved Subdivision

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.

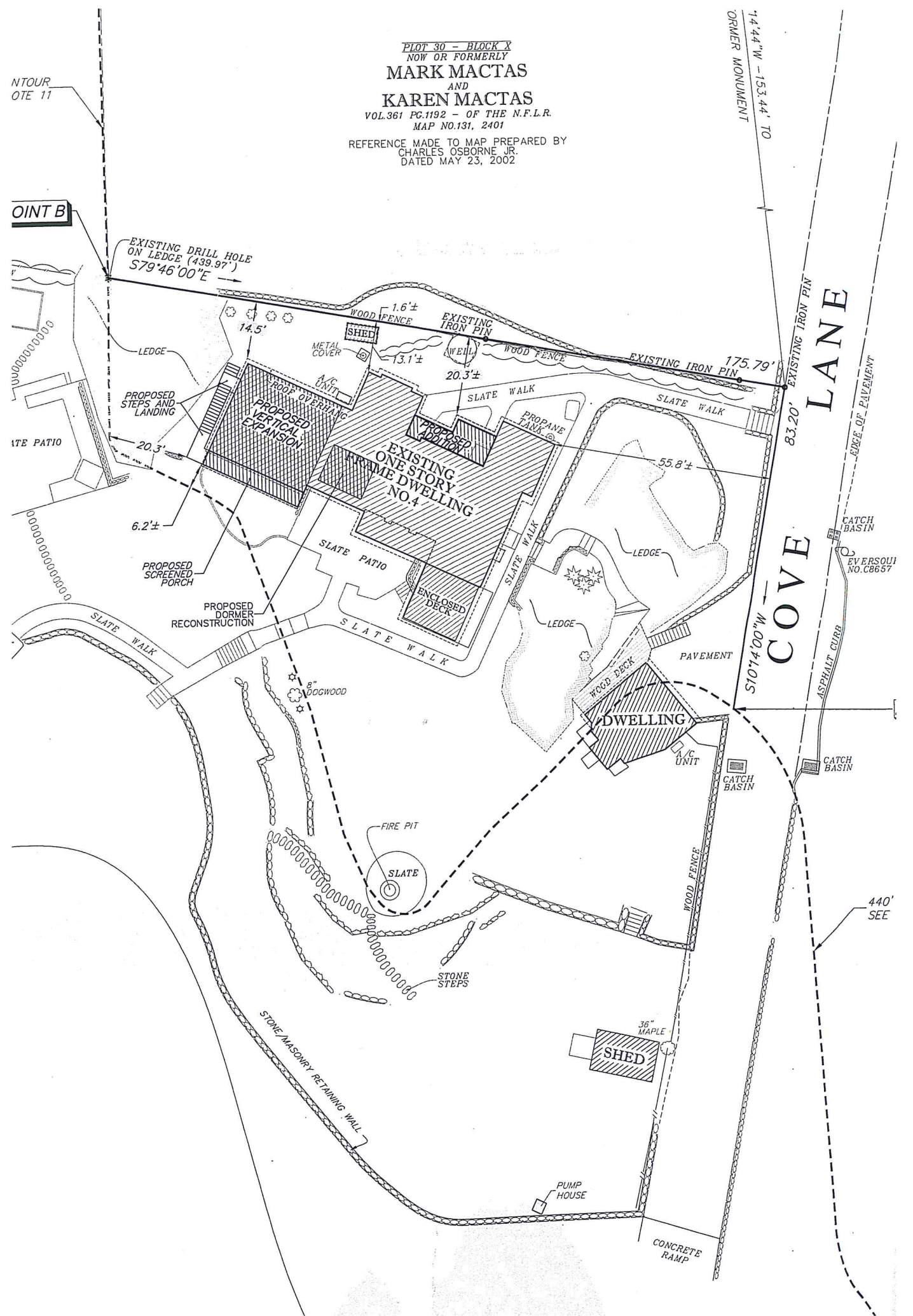
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.


Evan White, Zoning Enforcement Officer
Town of New Fairfield

PLOT 30 - BLOCK X
NOW OR FORMERLY
MARK MACTAS
AND
KAREN MACTAS
VOL.361 PG.1192 - OF THE N.F.L.R.
MAP NO.131, 2401
REFERENCE MADE TO MAP PREPARED BY
CHARLES OSBORNE JR.
DATED MAY 23, 2002

NTOUR
OTE 11

JOINT B



14'44" W - 153'44" TO
FORMER MONUMENT

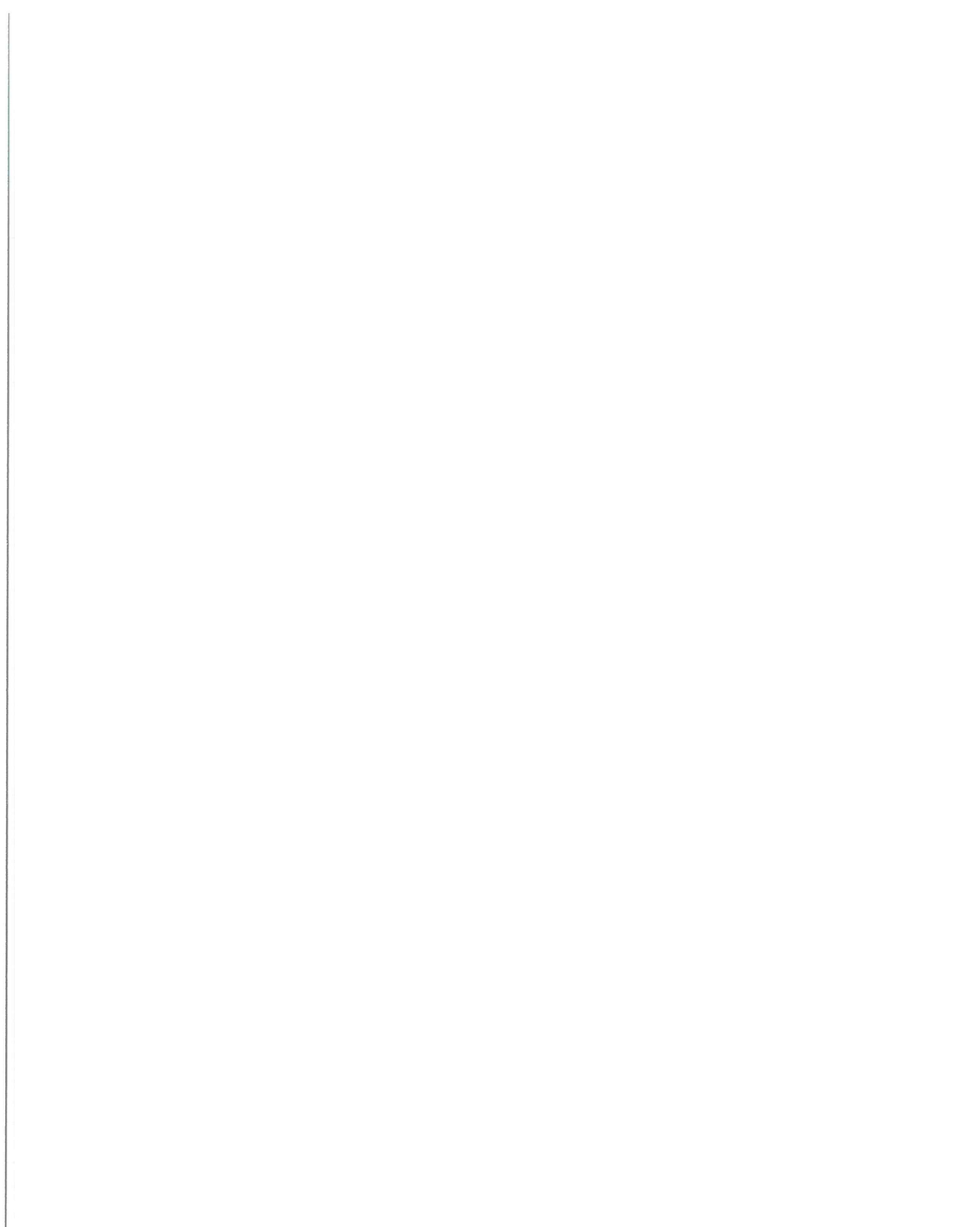
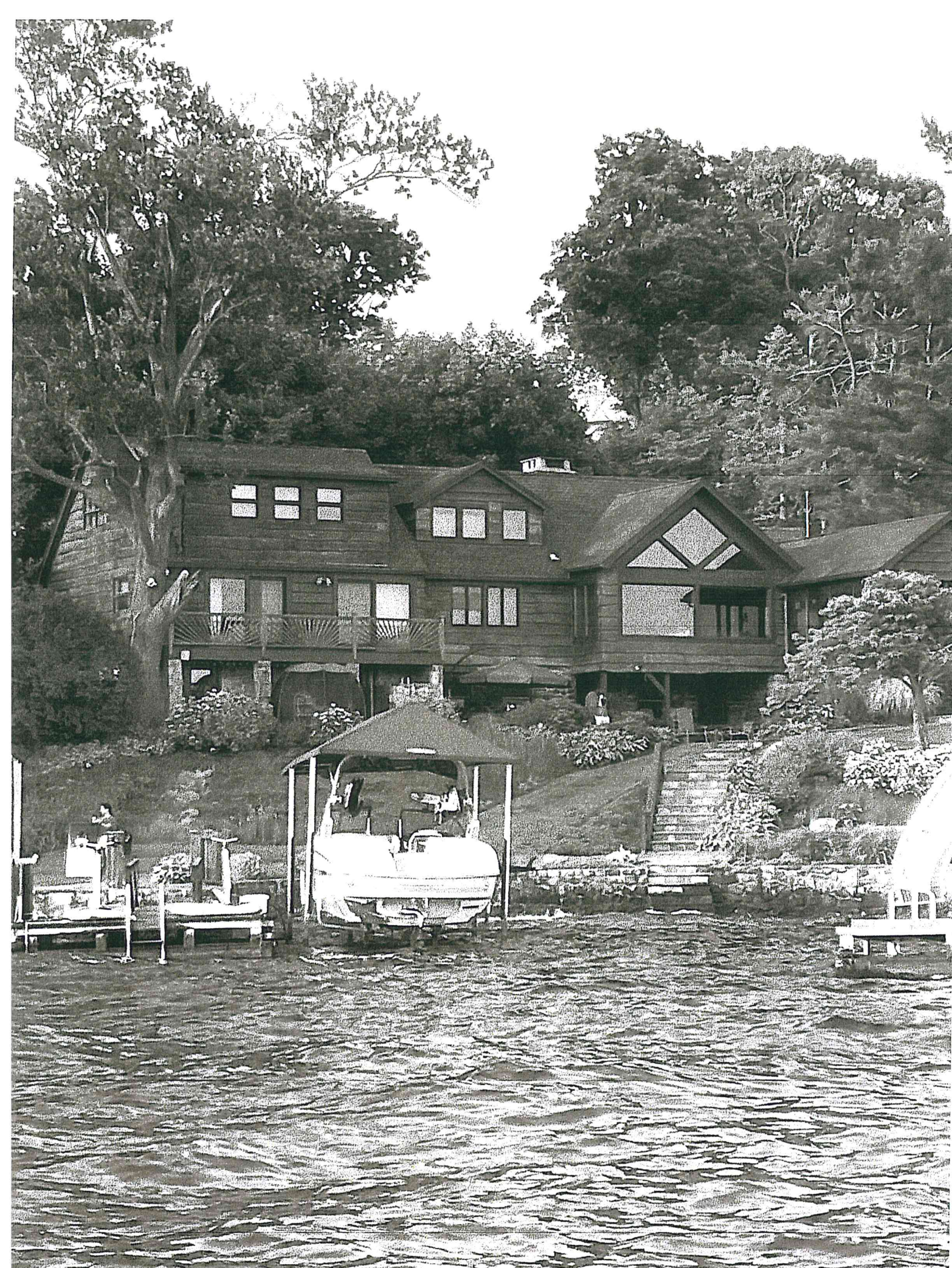
14'44" W - 153'44" TO
83.20' EXISTING IRON PIN
COVE LANE
175.79' EXISTING IRON PIN
10'14'00" W

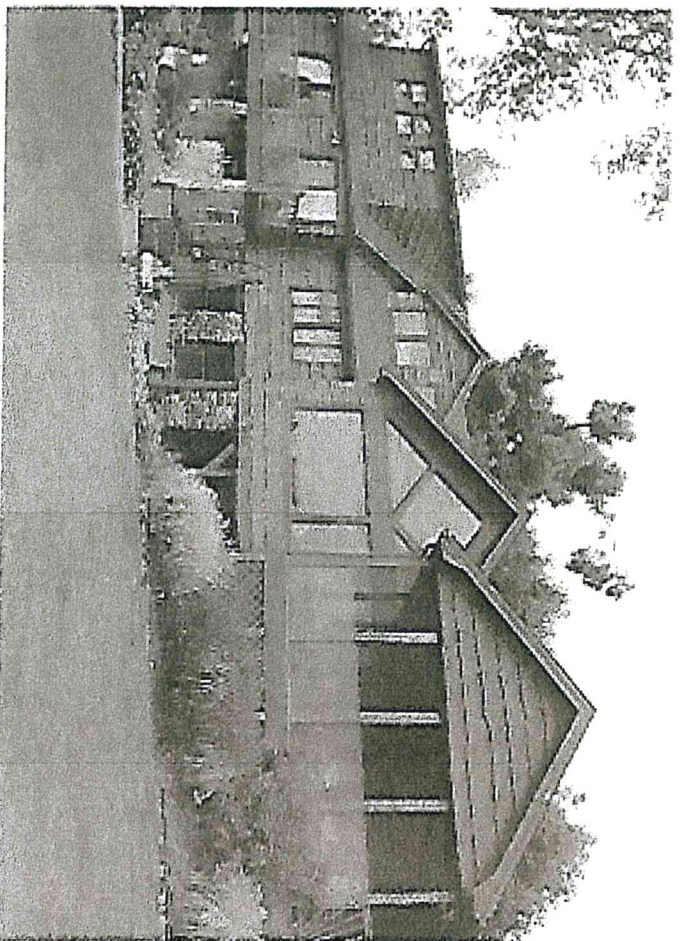
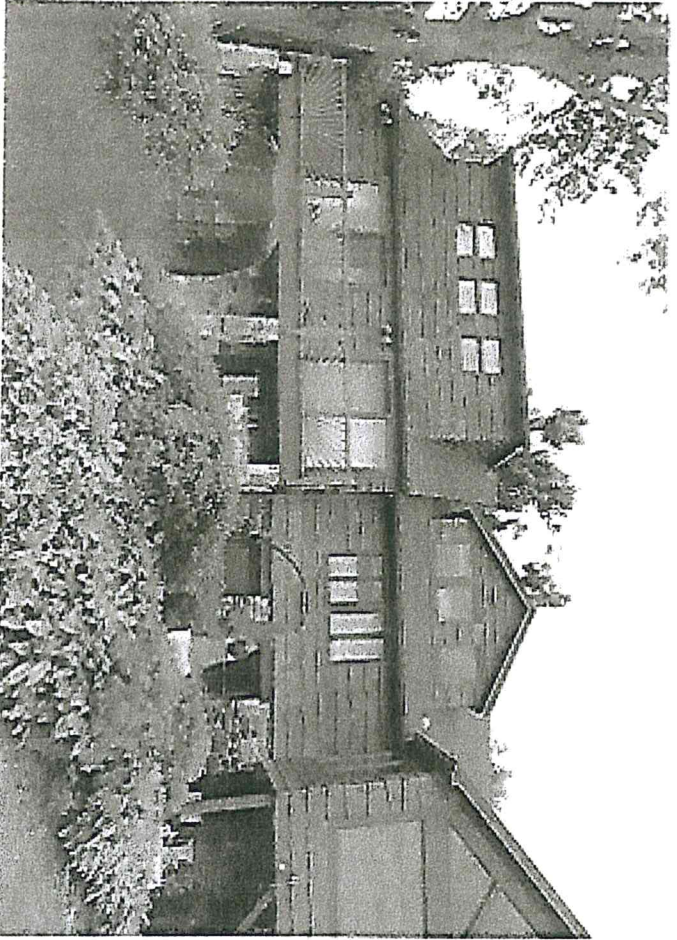
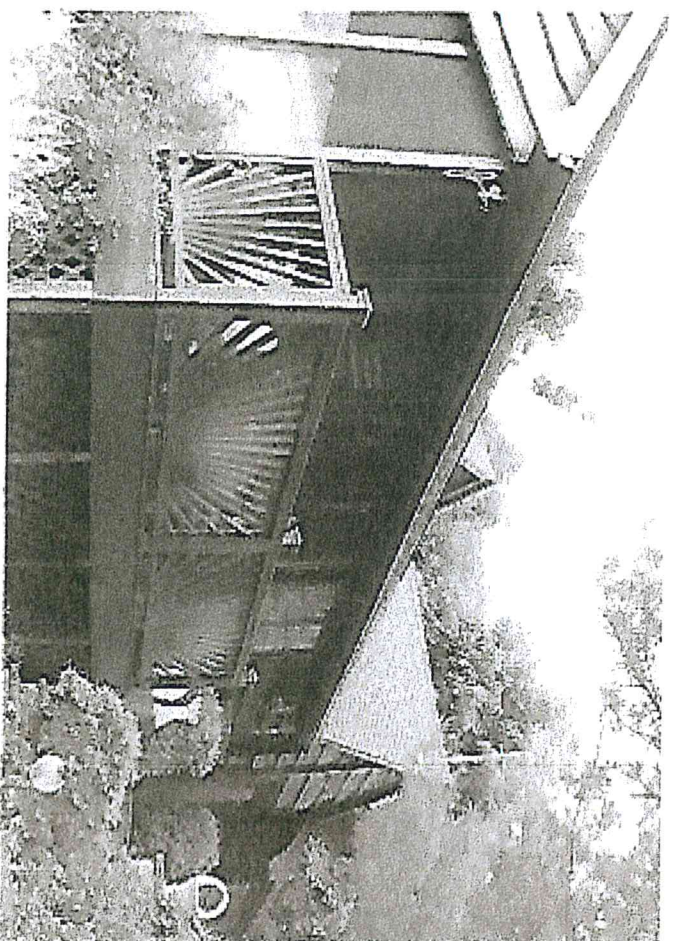
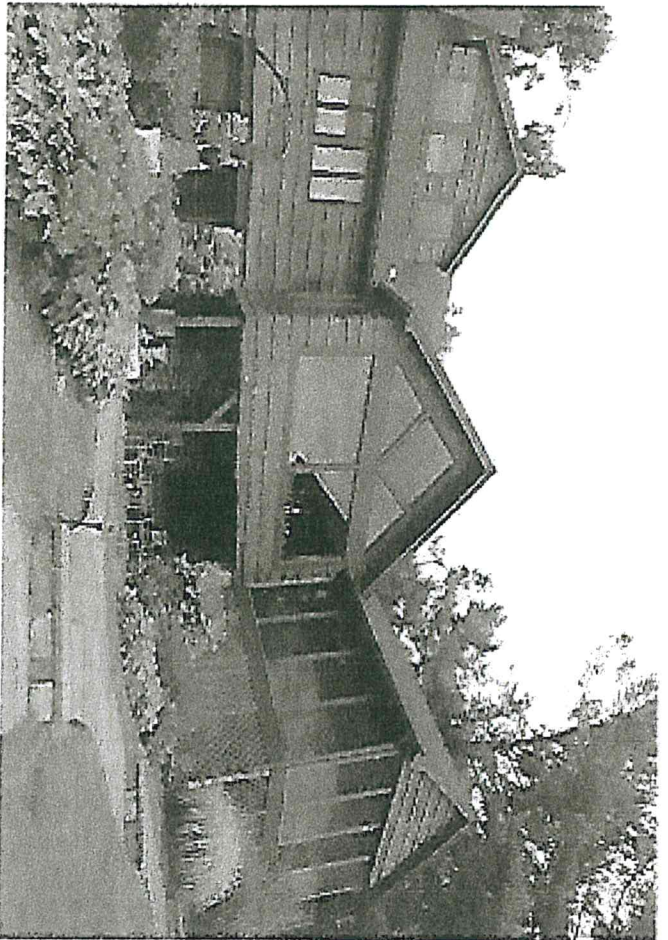
EDGE OF PAVEMENT
CATCH BASIN
EVERSOLI NO. C8657
ASPHALT CURB
CATCH BASIN
CATCH BASIN
440' SEE

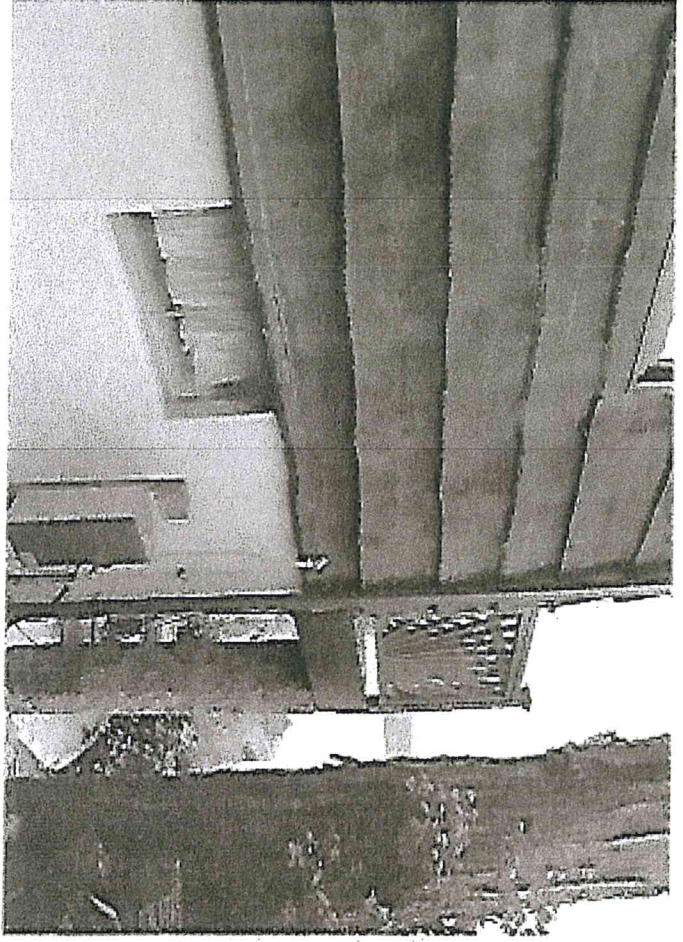
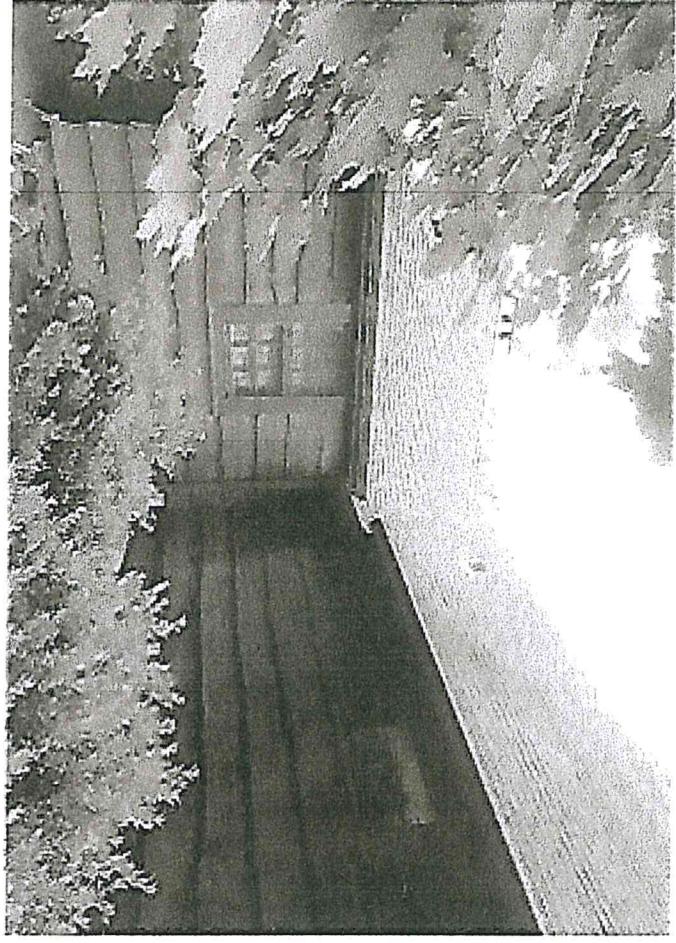
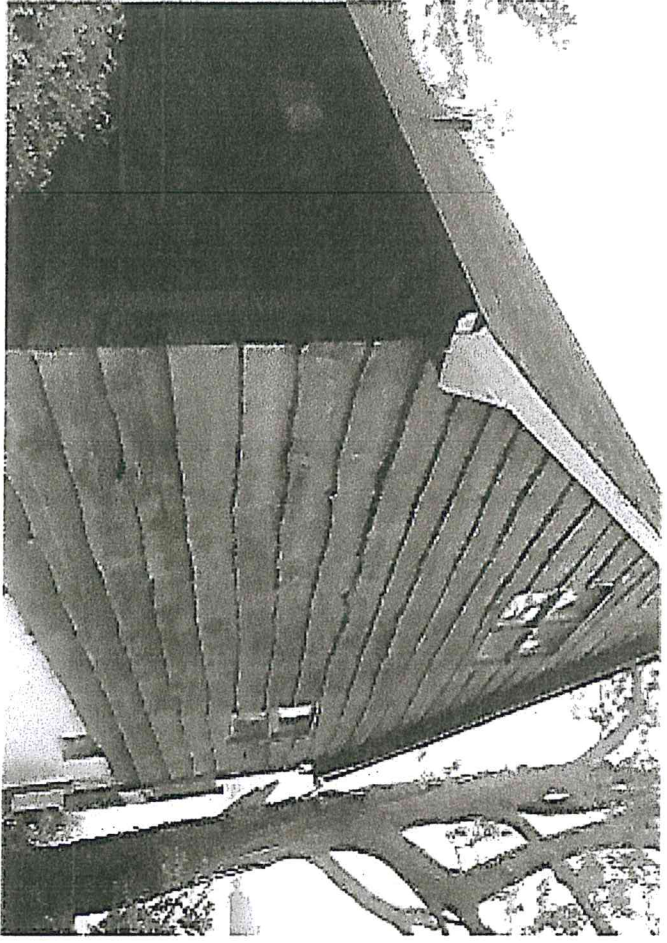
36" MAPLE
SHED

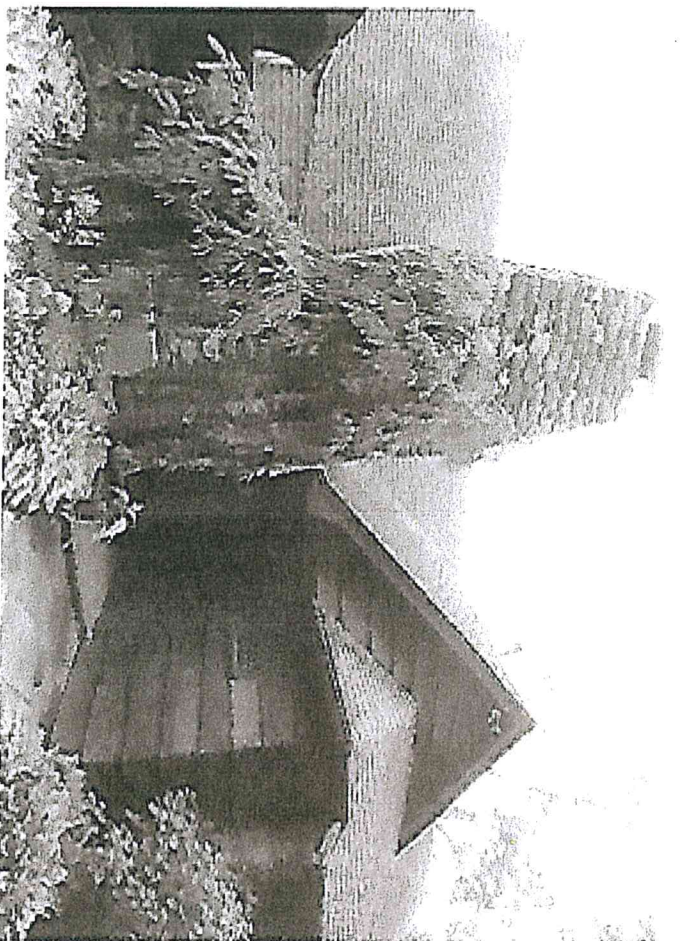
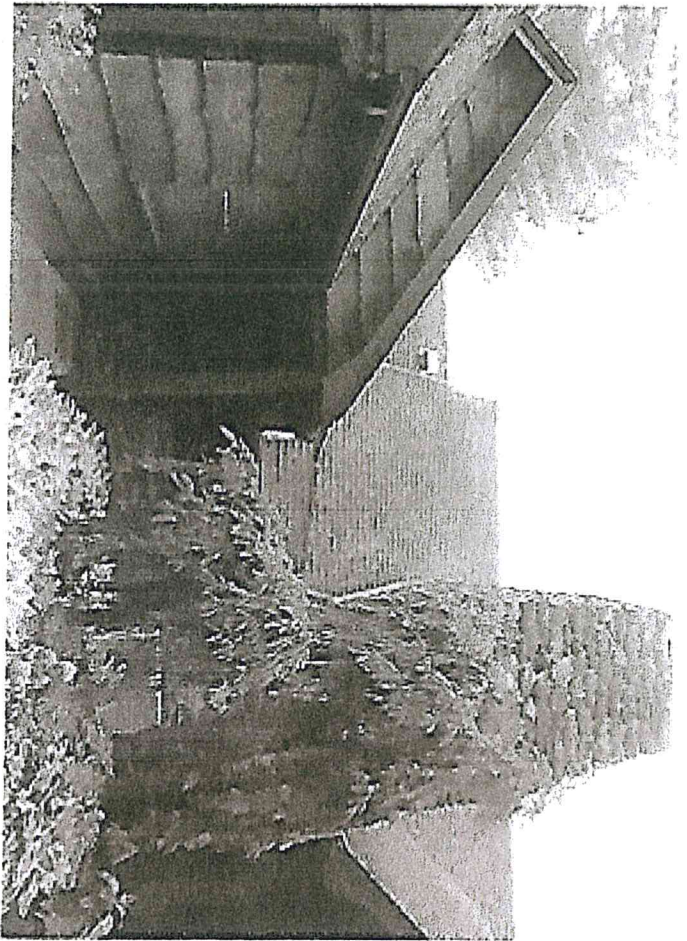
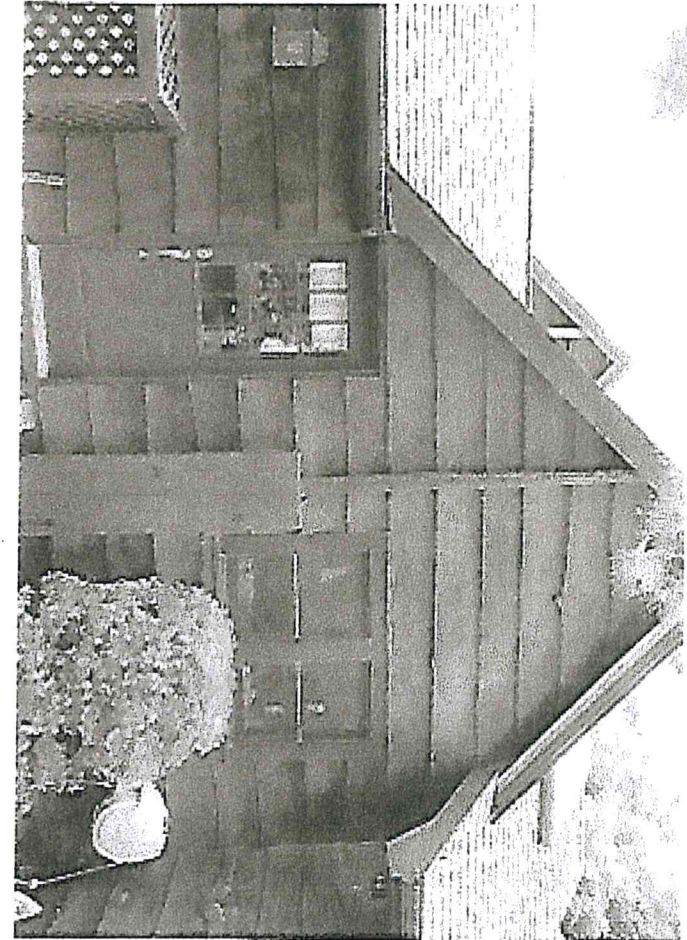
PUMP HOUSE

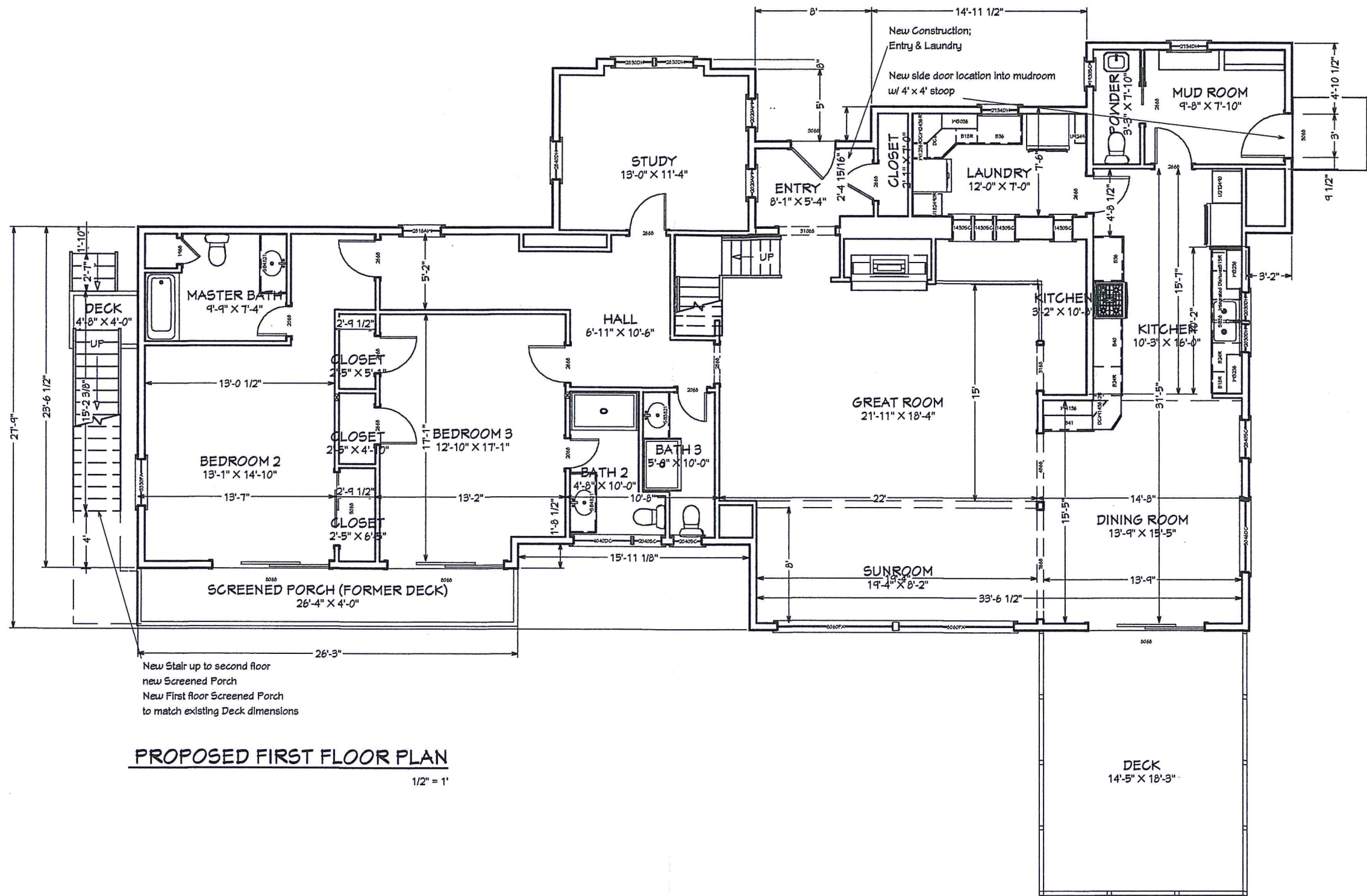
CONCRETE RAMP











PROPOSED FIRST FLOOR PLAN

1/2" = 1'

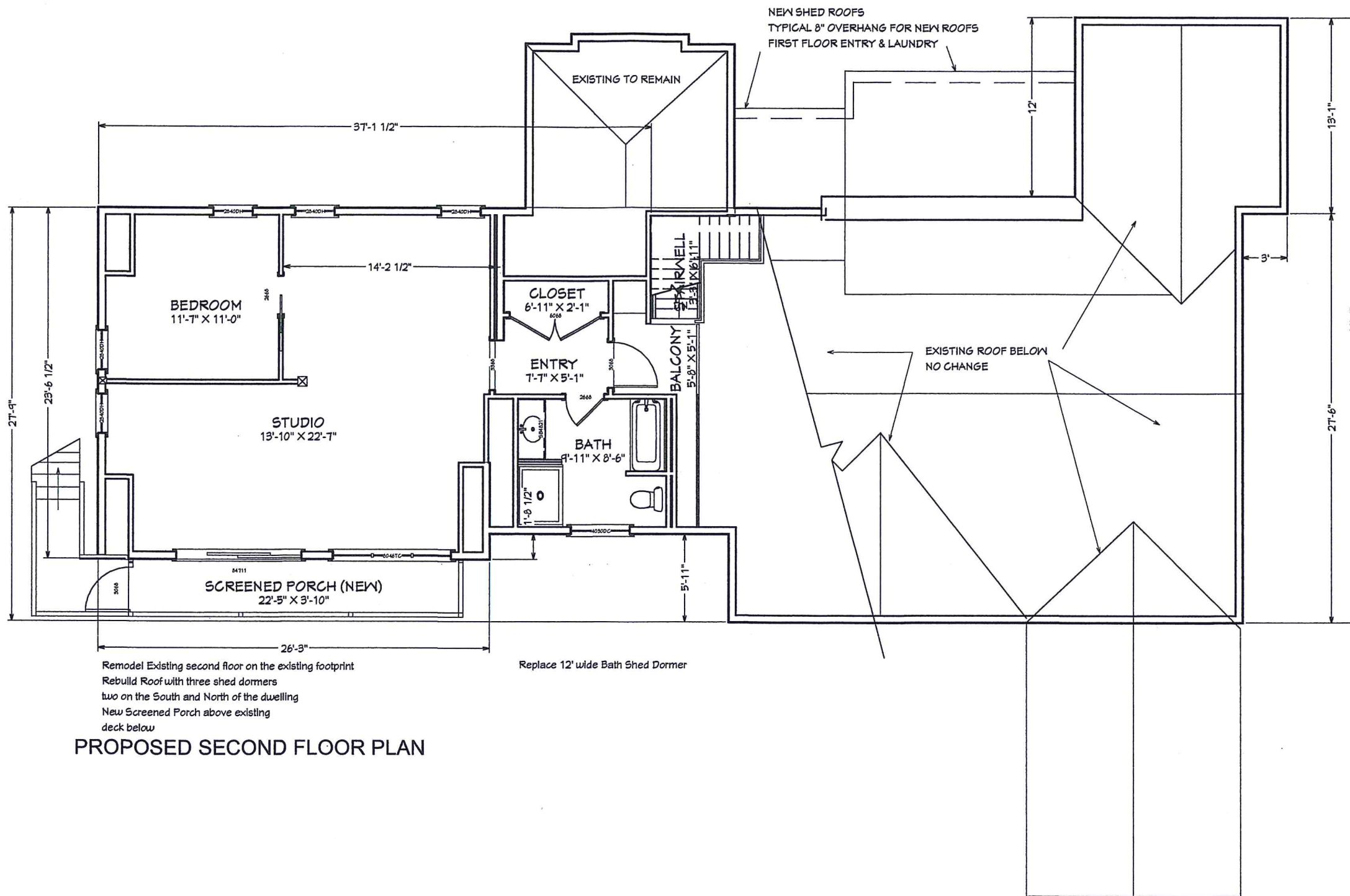
New Stair up to second floor
 new Screened Porch
 New First floor Screened Porch
 to match existing Deck dimensions

KEANEY & CO LLC

7 Candlewood Heights, New Milford, CT

203.948.6382 ~ skdesigner@sbcglobal.net

Proposed Addition / Renovation to;
THE CAPLAN RESIDENCE
 4 Cove Lane, Cl, New Fairfield, CT
 10 Dec. 2020



Remodel Existing second floor on the existing footprint
 Rebuild Roof with three shed dormers
 two on the South and North of the dwelling
 New Screened Porch above existing
 deck below

Replace 12' wide Bath Shed Dormer

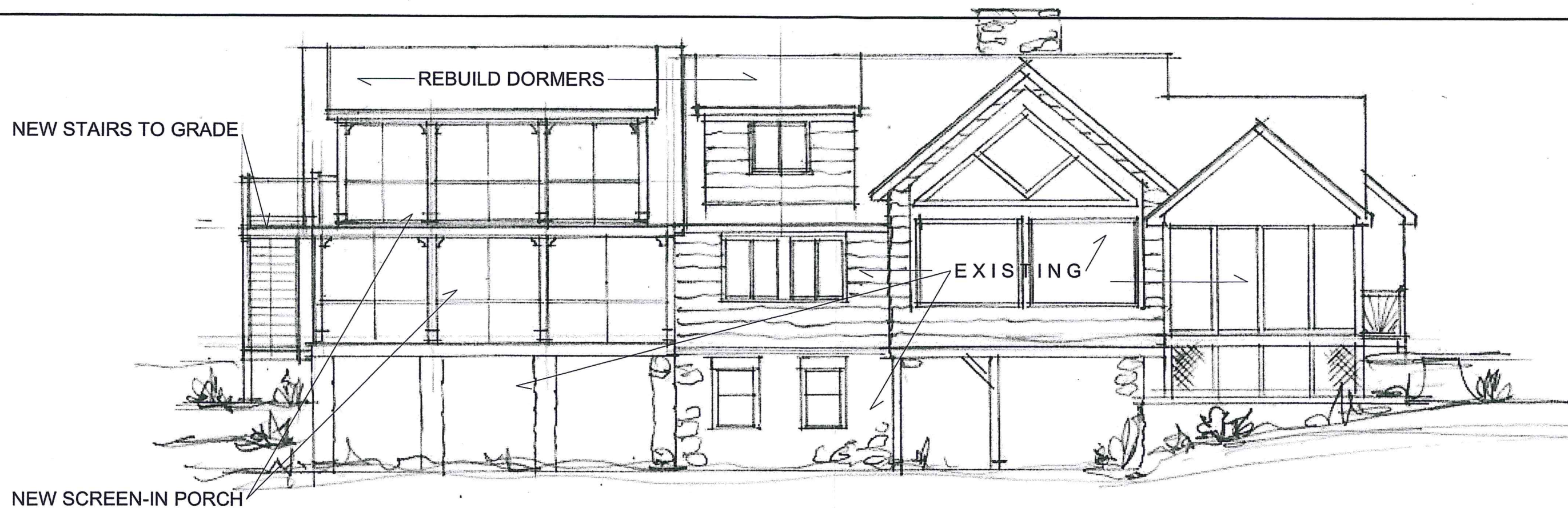
PROPOSED SECOND FLOOR PLAN

KEANEY & CO LLC

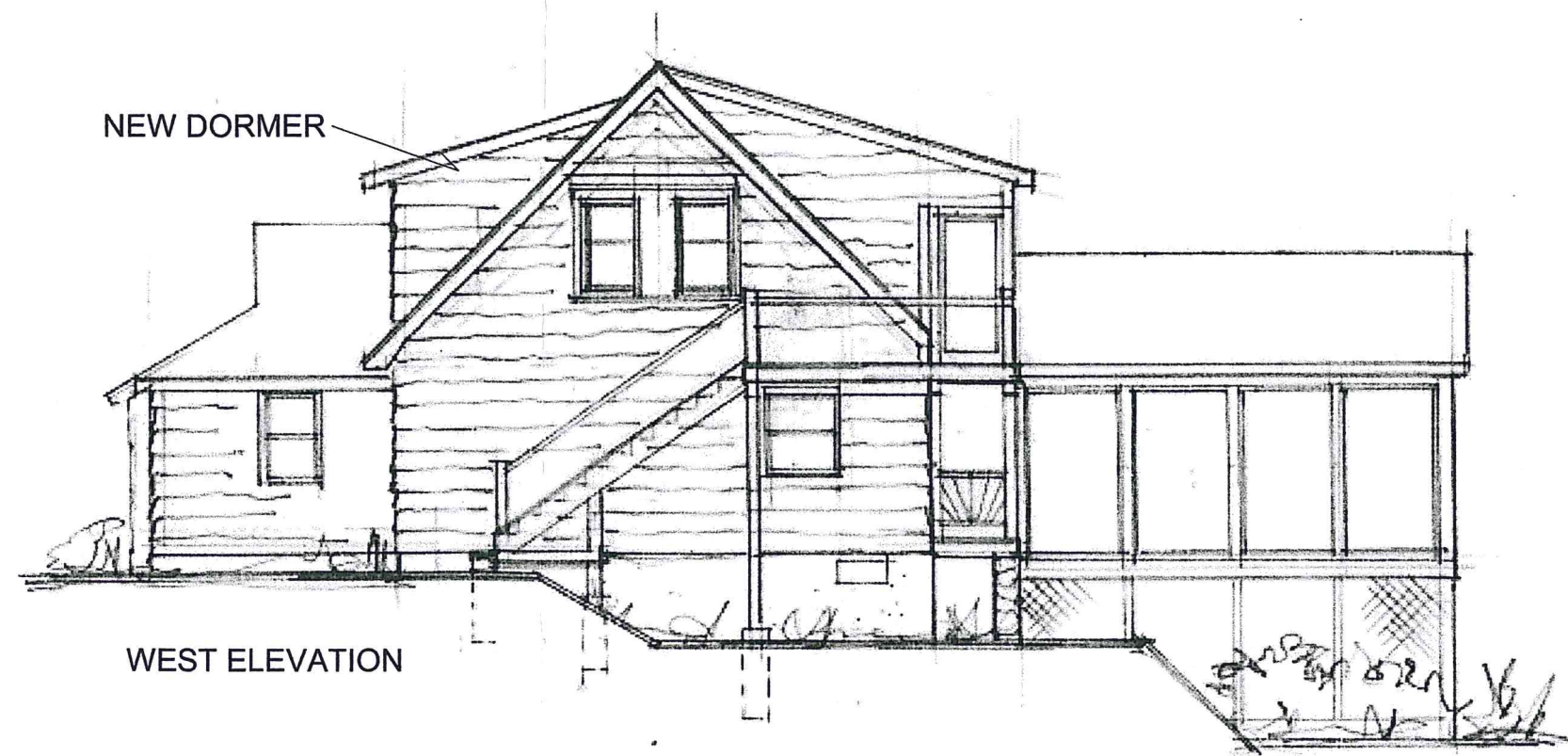
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NORTH ELEVATION



WEST ELEVATION

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