

APPLICATION OR APEAL#: 04-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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



1) Applicant: Caren Carpenter
Mailing Address: 2 Elwell Rd.
New Fairfield, CT Phone#: 203 648-0375
Email: carenccarpenter@gmail.com

2) Premises located at: 18 Lake Drive North on the (N S E W) side of the street
at approx. 400 feet (N S E W) from Lake Drive South (nearest intersecting road).

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

4) Tax Assessor Map No.: 116 15 Block No.: 6 Lot No.: 89 71

5) Zone in which property is located: R-44 Area of Lot: .22 acre

6) Dimensions of Lot: Frontage: 50' Average Depth: 64'

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: _____

10) Proposal for which variance is requested: Requesting a second story to be built on an existing one story structure for the use of bedrooms. They also want to build an entry over the garage in the basement. Vertical expansion only
Hardship: The lot is a pre-existing, non-conforming, shallow, narrow & steep lot.

11) Date of Zoning Commission Denial: January 15, 2021

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

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

Setbacks Requested: Front to: 36.23 to 36.23 Rear to: _____
Side to: 11.5 to 11.5 Side to: .9 to .9



13) Use to be made of property if variance is granted: single family home

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: 1/8/21



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: January 27, 2021

PROPERTY OWNER: Michael Sedlak

PROPERTY ADDRESS: 18 Lake Drive North

APPLICANT/AGENT: Caren Carpenter

MAILING ADDRESS: 2 Elwell Road

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 6 LOT: 71

Please be advised that the owner would like to propose (SEE ATTACHED APPLICATION...Proposal for which variance is requested).

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 and Frontage (A+B)

3.2.6-Minimum Building & Structure Setbacks (A+B)

3.2.11—Minimum Lot Dimensions

7.1.1.2-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

AGENT AUTHORIZATION FORM

Property Legal Description

Street Address: 18 Lake Drive N, New Fairfield, CT 06812

Property Owner

Michael Sedlak

The undersigned, registered property owner of the above noted property, does hereby authorize Caren Carpenter



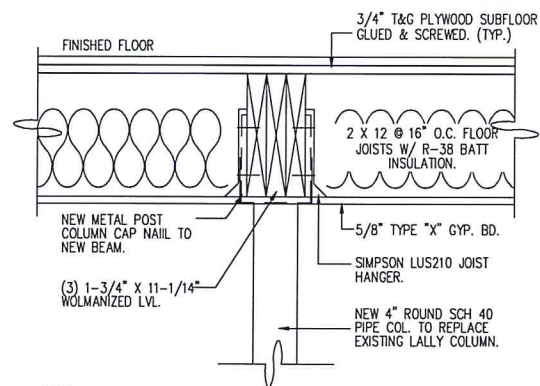
To act on my behalf and take all actions necessary for the processing, issuance and acceptance of a variance permit or certification and any and all standard and special conditions attached.

Telephone: (203) 300-1631

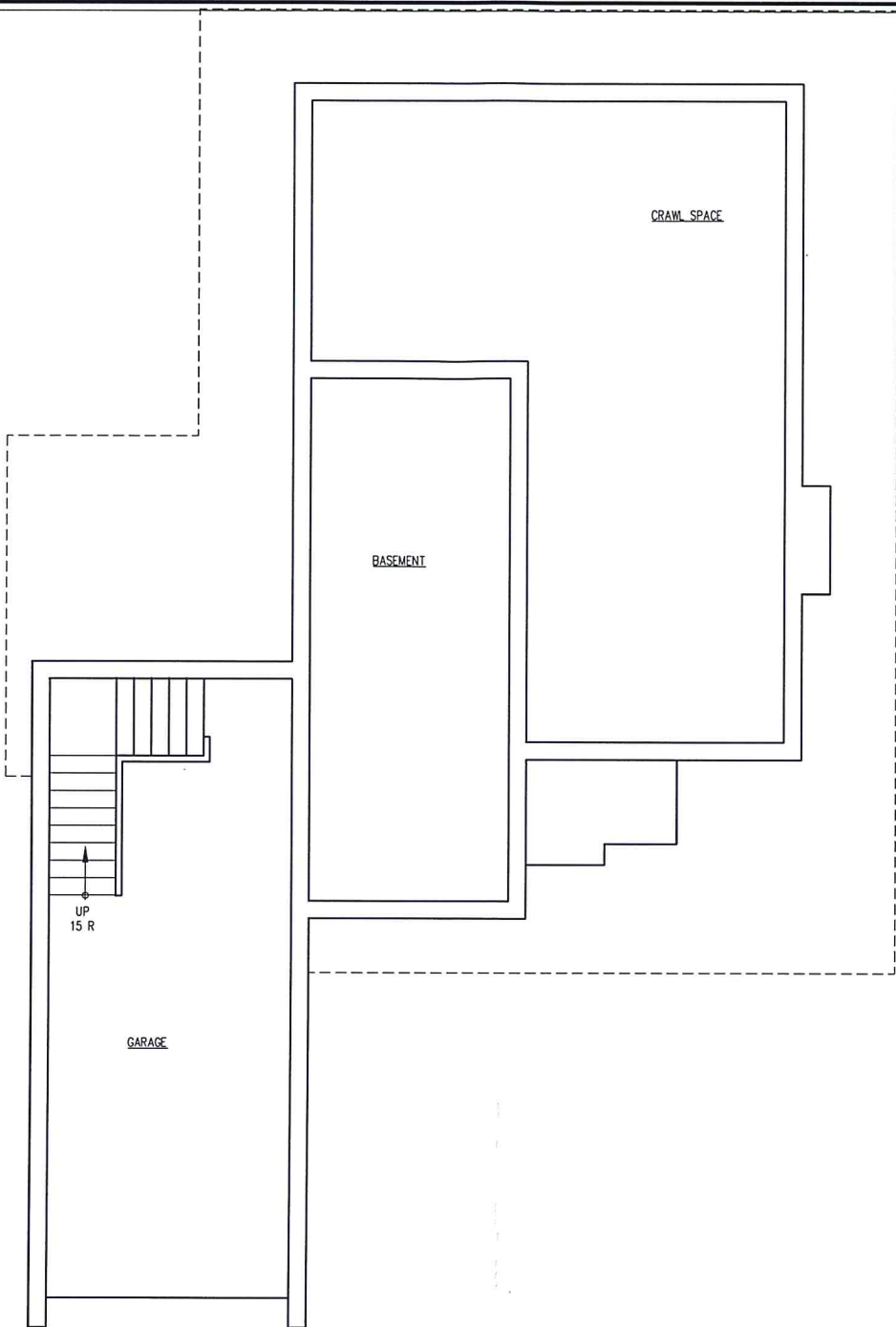
I hereby certify the above information submitted in this application is true and accurate to the best of my knowledge.

BASMENT GENERAL NOTES:

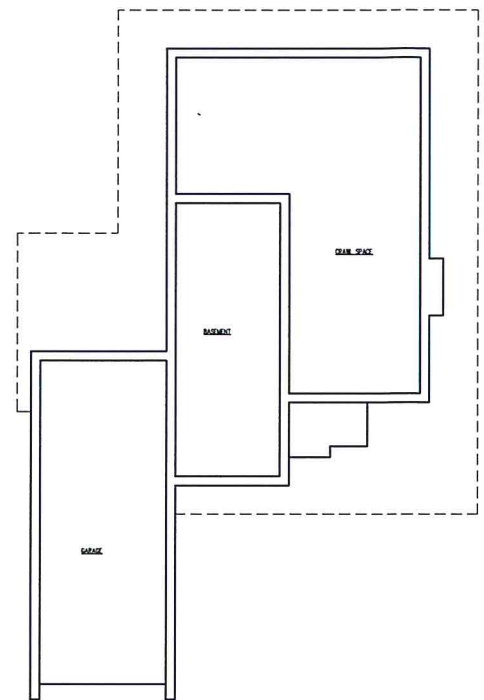
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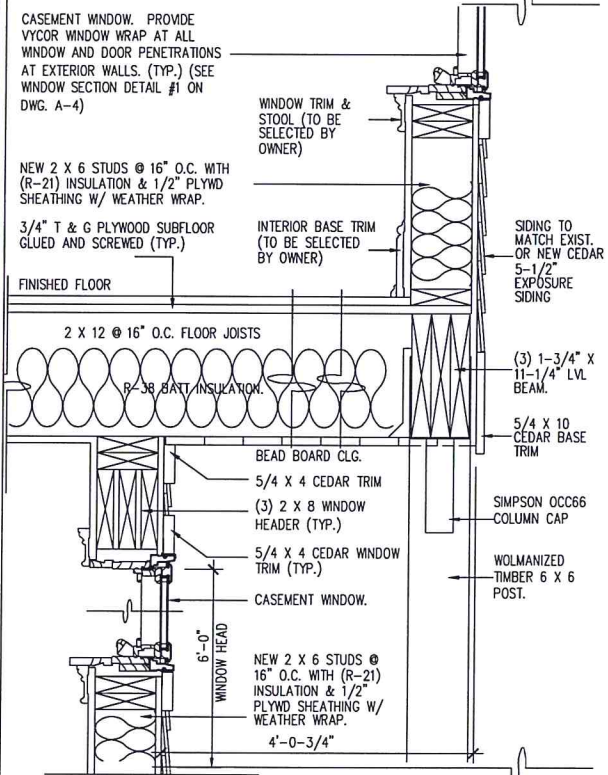
1 BEAM DETAIL
SCALE: 1-1/2" = 1'-0"



PROPOSED BASMENT PLAN
SCALE: 1/4" = 1'-0"



EXISTING BASMENT PLAN
SCALE: 1/8" = 1'-0"



2 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"




SCHEMATIC STRUCTURAL DRAWING - 1ST FL. FRAMING PLAN
SCALE: 1/8" = 1'-0"

PRODUCED BY AN AUTODESK STUDENT VERSION

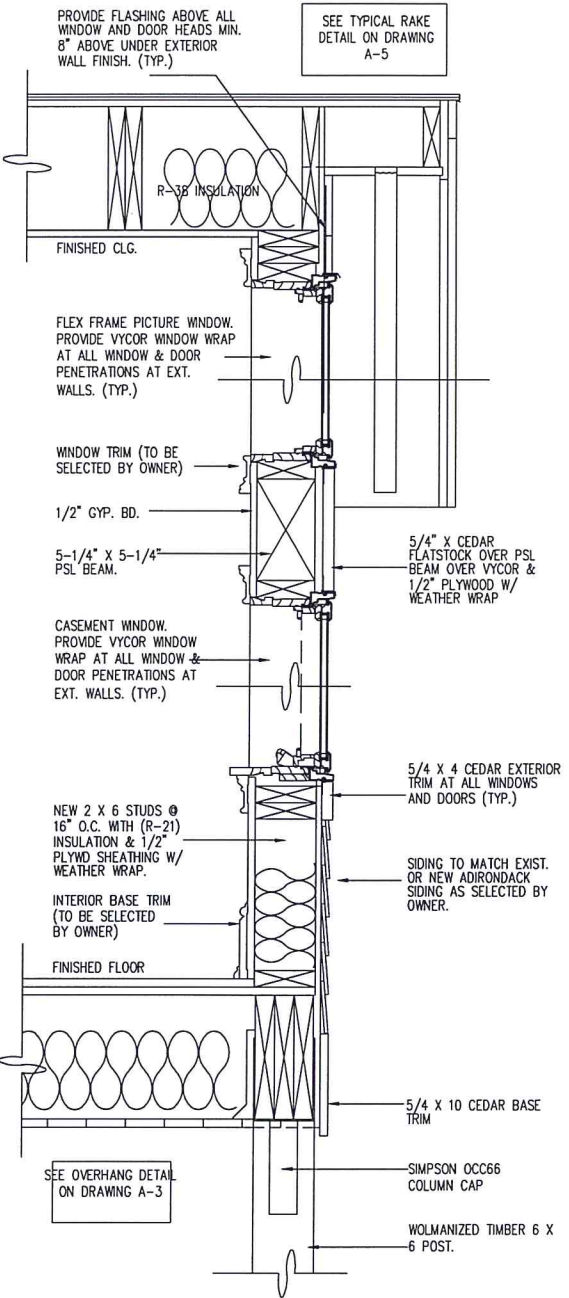
PRODUCED BY AN AUTODESK STUDENT VERSION

FILE NAME:
PLOT SCALE:

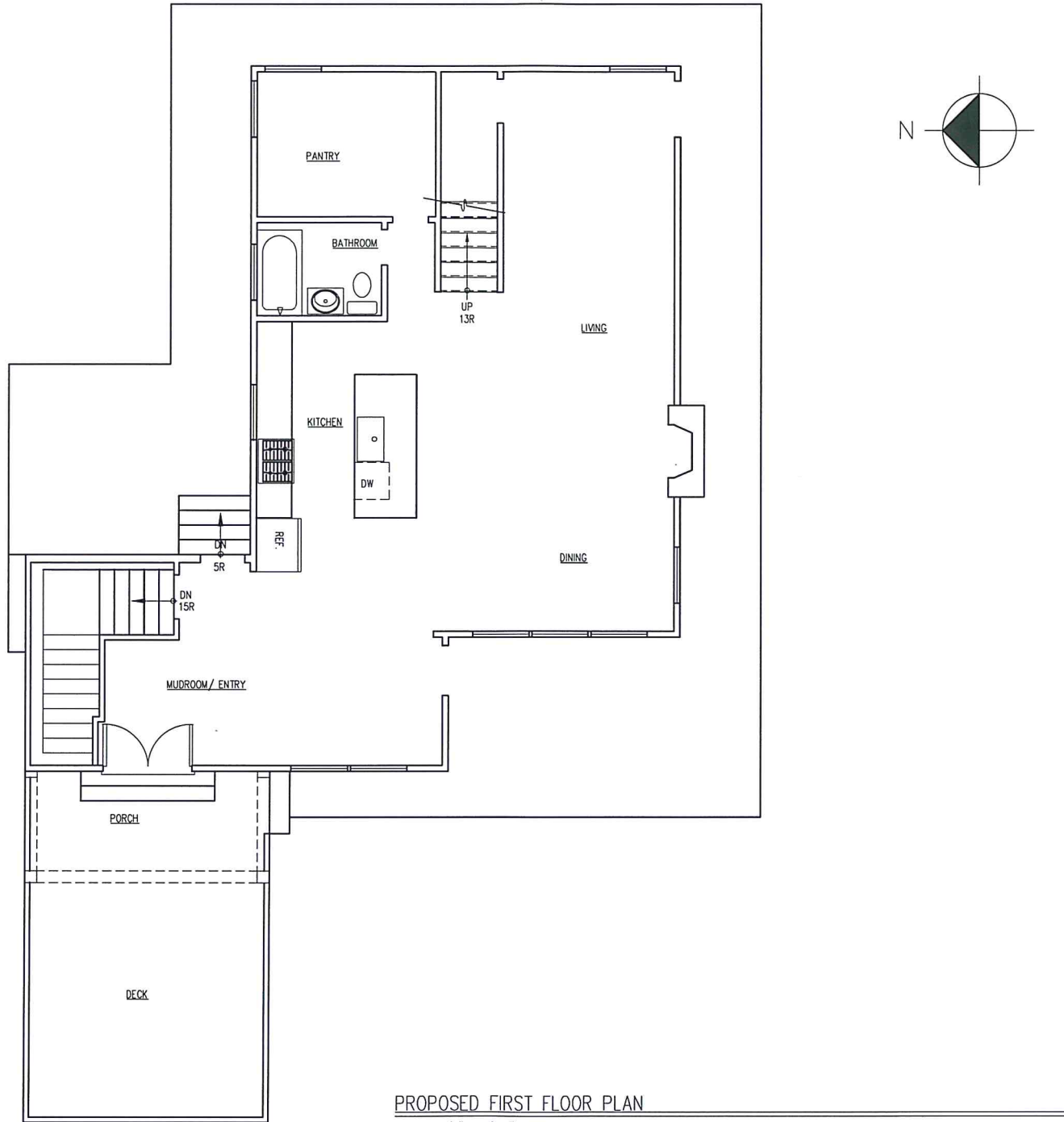
ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for:		
	MICHAEL SEDLAK 18 LAKE DRIVE NORTH, NEW FAIRFIELD, CT		
	BASMENT PLAN & DETAILS SCALE: AS NOTED		
	DRAWN BY: CCC		DRAWING NO.: A-1
	CHECKED BY: CCC		
	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com		

FIRST FLOOR PLAN GENERAL NOTES:

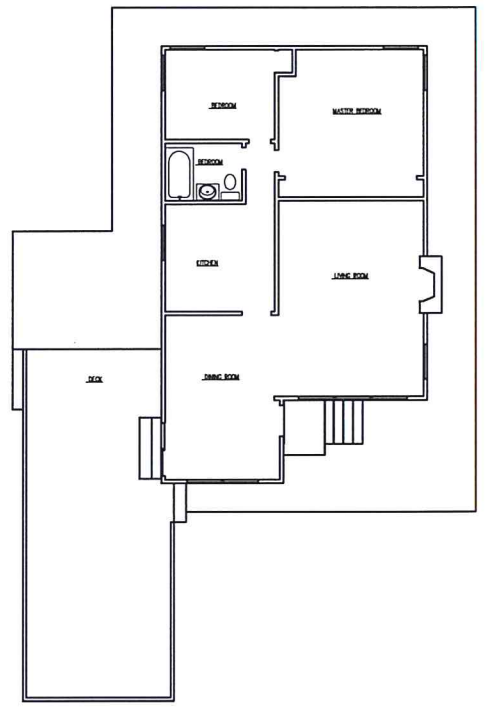
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1 WALL / WINDOW SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"




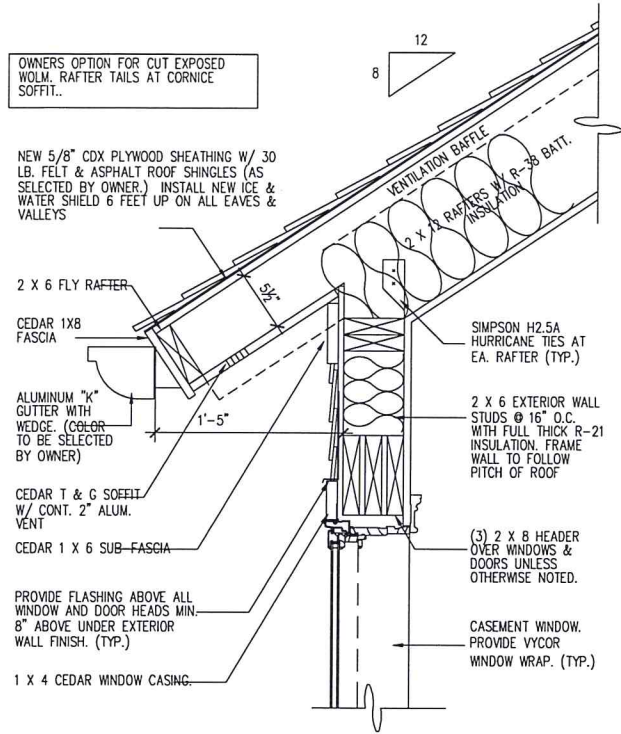
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	ROOM	FLOOR		WALLS				CEILING		REMARKS
		MATER.	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL	HEIGHT	
1-1	LIVING/ DINING ROOM	TILE	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-2	ENTRY/ MUDROOM	TILE	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-3	BEDROOM #1	WOOD	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-4	BEDROOM #2	WOOD	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-5	BATHROOM #1	TILE	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-6	OFFICE	WOOD	WOOD	GYP. BD./PT	GYP. BD./PT	EXIST./PT	EXIST./PT	GYP. BD./PT	---	---
1-7	LOFT	WOOD	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-8	GARAGE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	---	---
1-9	BATHROOM #2	TILE	WOOD	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	GYP. BD./PT	---	---
1-10	KITCHEN	WOOD	EXIST.	EXIST.	---	---	---	EXIST.	EXIST.	---
1-11	SCREEN PORCH	WOOD	WOOD	SCREEN	SCREEN	WOOD	SCREEN	WOOD	---	---
1-12	PANTRY	WOOD	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	---

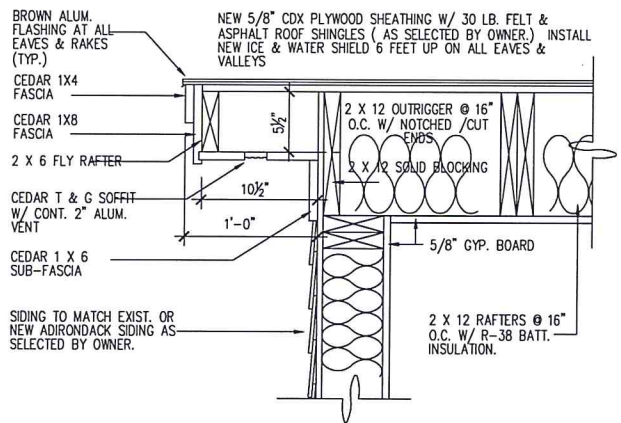
LEGEND:	
TILE - CERAMIC TILE	GYP. BD. / PT. - 5/8" GYPSUM BOARD PAINTED.
WOOD - HARDWOOD FLOORING	W.P. GYP. BD. / PT. - PAINTED WATER PROOF GREEN BOARD
CRPT. - CARPET	EXIST. / PT. - EXISTING WALL TO BE CLEANED AND REPAINTED.

SCHEMATIC STRUCTURAL DRAWING - PART ROOF FRAMING
SCALE: 1/8" = 1'-0"

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for:	
	MICHAEL SEDLAK	
	18 LAKE DRIVE NORTH, NEW FAIRFIELD, CT	
	FIRST FLOOR PLAN, FINISH SCHEDULE & DETAILS	DRAWN BY: CCC
	SCALE: AS NOTED	CHECKED BY: CCC
		DRAWING NO.:
	CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	A-2

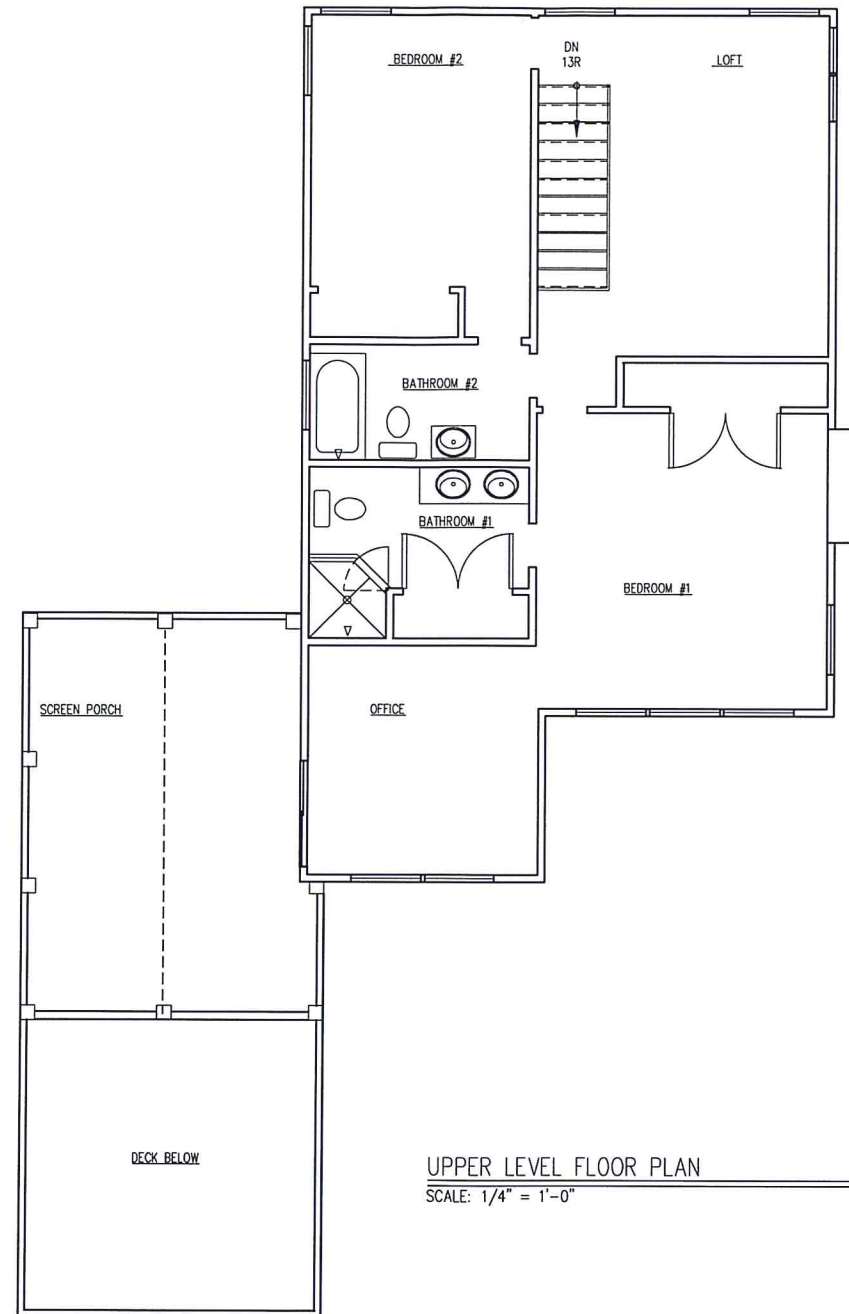


1 TYPICAL CORNICE DETAIL
SCALE: 1-1/2" = 1'-0"

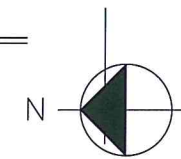


2 TYPICAL RAKE DETAIL
SCALE: 1-1/2" = 1'-0"

3 PORCH ROOF CANOPY SECTION DETAIL
SCALE: 1" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

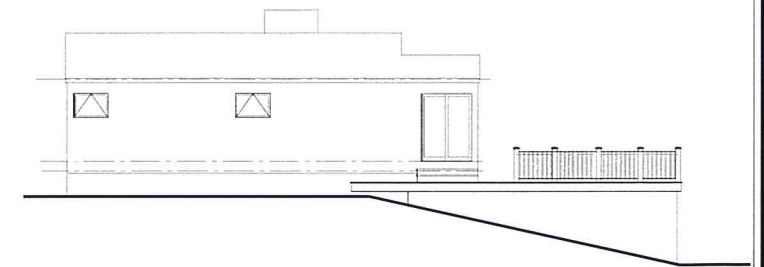
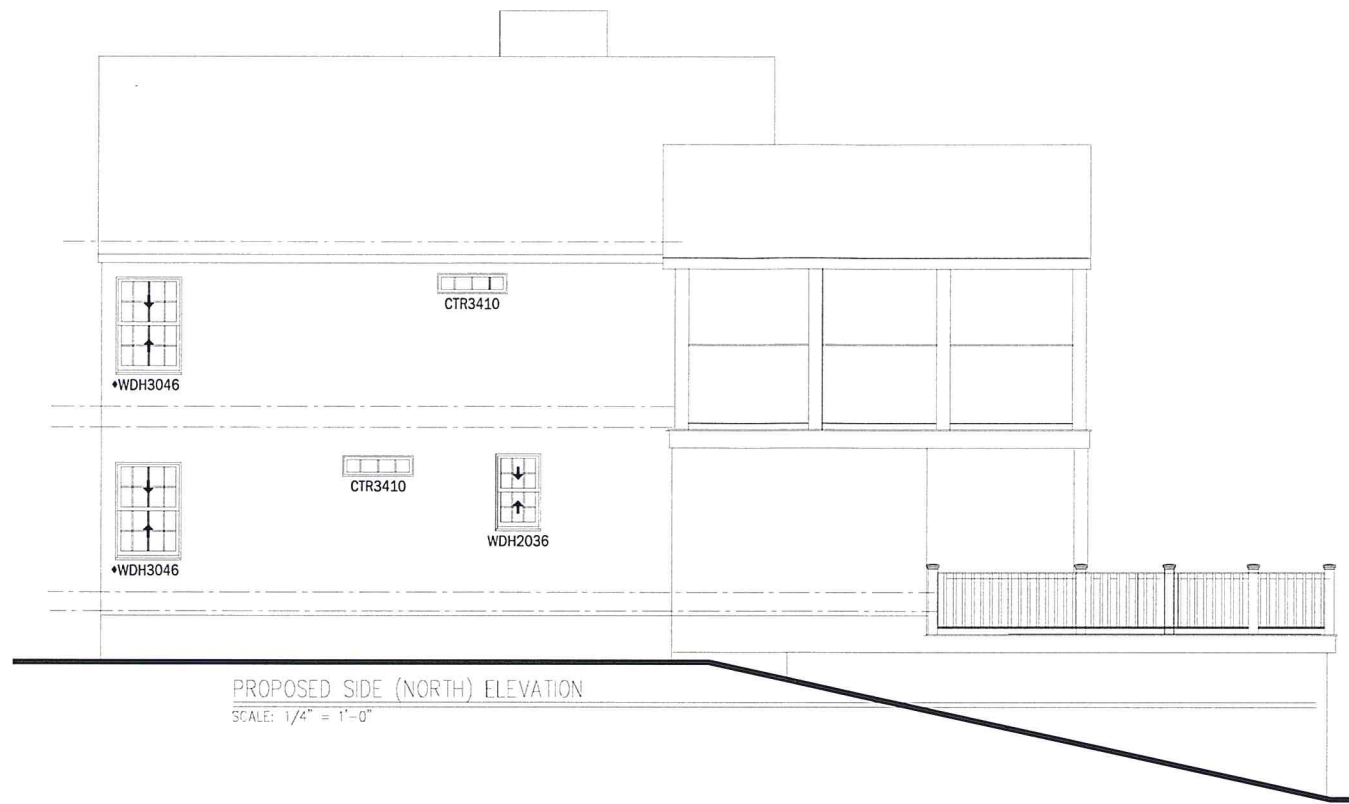
C:\Users\Neil\Desktop\Dropbox\Files\Work\Pool\Simpson LSTA36.gif

SIMPSON LSTA COIL STRAPS UNDER PLYWOOD FROM RAFTER TO RAFTER W/ 24" OVERLAP (TYP.) @ ALL RAFTERS.

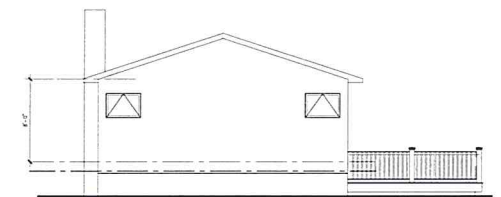
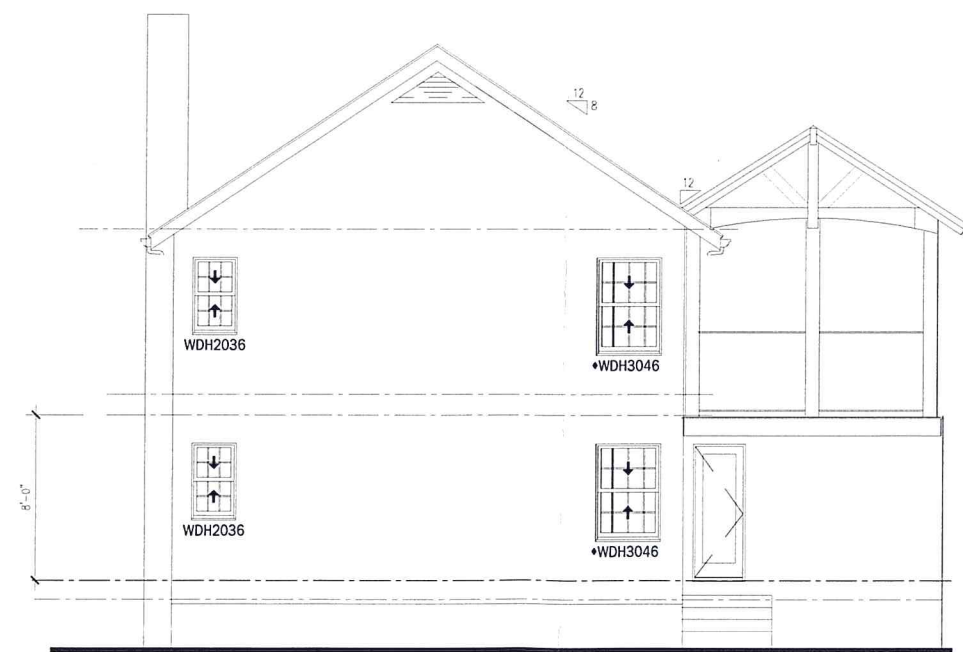
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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	MICHAEL SEDLAK 18 LAKE DRIVE NORTH, NEW FAIRFIELD, CT		
	ROOF PLAN & DETAILS SCALE: AS NOTED		
	 CAREN CARPENTER ARCHITECT 2 ELWELL ROAD, NEW FAIRFIELD, CT 06812 TEL: (203) 648-0375 EMAIL: carencarpenter@gmail.com	DRAWN BY: CCC	DRAWING NO.:
		CHECKED BY: CCC	
		A-3	

4 SIMPSON LSTA COIL STRAP DETAIL
SCALE: NOT TO SCALE




EXISTING SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE DATES:	ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE for:		
	MICHAEL SEDLAK		
	18LAKE DRIVE NORTH, NEW FAIRFIELD, CT		
	EXTERIOR ELEVATIONS & DOOR & WINDOW SCHEDULES SCALE: AS NOTED		
	CAREN CARPENTER ARCHITECT		DRAWN BY: CCC
	2 ELWELL ROAD, NEW FAIRFIELD, CT 06812		CHECKED BY: CCC
	TEL: (203) 648-0375		DRAWING NO.
	EMAIL: carencarpenter@gmail.com		A-5