

APPEAL#: 05-21

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: Michael Dapolite

Mailing Address: 162 RT 39 New Fairfield CT 06812

Phone#: 203 948 9125

Email (optional): mdapolite@charter.net



2) Premises located at: 6 Lakeshore South on the (N S E W) side of the street at approx. 400 feet (N S E W) from Lakeshore Dr N (nearest intersecting road).

3) Property Owner Name: Michael Dapolite

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 415 Block No.: 3 Lot No.: 32

5) Zone in which property is located 1 Area of Lot 5,000 sq ft

6) Dimensions of Lot: Frontage: 50' Average Depth: 100'

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? NO If so, give dates and/or variance numbers: _____

9) Proposal for which variance is requested to take down existing house and construct new house in the current footprint

HARDSHIP: Preexisting, non conforming narrow shallow lot

* 10) Date of Zoning Commission Denial: January 27, 2021

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

* Zoning Regulations (sections) _____

Setbacks Requested: Front to: 40' to 26.1' Rear to: 50' to 43.4'
Side to: 20' to 7.2' Side to: 20' to 11.0'

12) Use to be made of property if variance is granted: primary residence



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: 1/14/21



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: January 27, 2021

PROPERTY OWNER: Michael Dapolite

PROPERTY ADDRESS: 6 Lakeshore South

APPLICANT/AGENT: Michael Dapolite

MAILING ADDRESS: 162 State Route 39

ZONING DISTRICT: R-44 MAP: 45 BLOCK: 3 LOT: 32

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+C)

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.



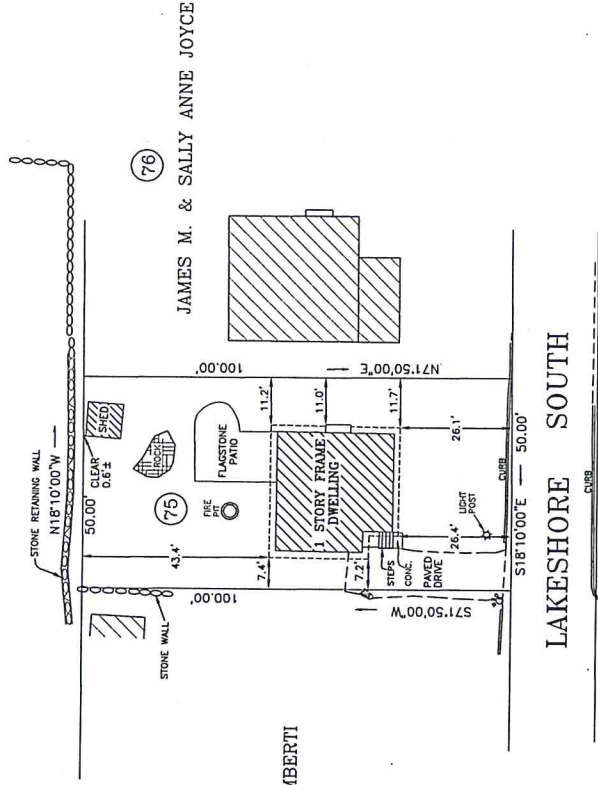
Evan White, Zoning Enforcement Officer
Town of New Fairfield

NORTH TO MAP #100



JANET S. & MICHAEL STOLLER, TRUSTEES

91



EILEEN J. LAMBERTI

ZONING LOCATION SURVEY
 PREPARED FOR
JOAN DAPOLITE

#6 LAKESHORE SOUTH NEW FAIRFIELD, CONNECTICUT
 SCALE: 1" = 20'
 AREA = 5,000 SQ. FT. = 0.115 AC.
 NOVEMBER 2, 2019

GRAPHIC SCALE



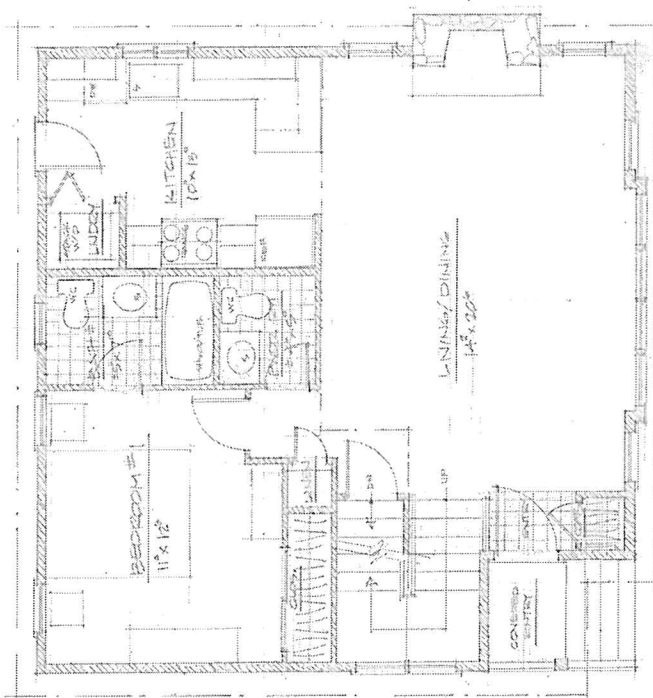
NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE GENELIST MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS SURVEY WAS CONDUCTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFER TO VOL. 302 PG. 391 NEW FAIRFIELD LAND RECORDS.
3. REFER TO MAPS #100 & #105 NEW FAIRFIELD LAND RECORDS.
4. PROPERTY LOCATED IN ZONE 1.
 MINIMUM BUILDING SETBACKS: FRONT YARD - 40'
 SIDE YARD - 20'
 REAR YARD - 50'
5. BUILDING COVERAGE: 16.7%
6. IMPERVIOUS COVERAGE: 28.8%

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

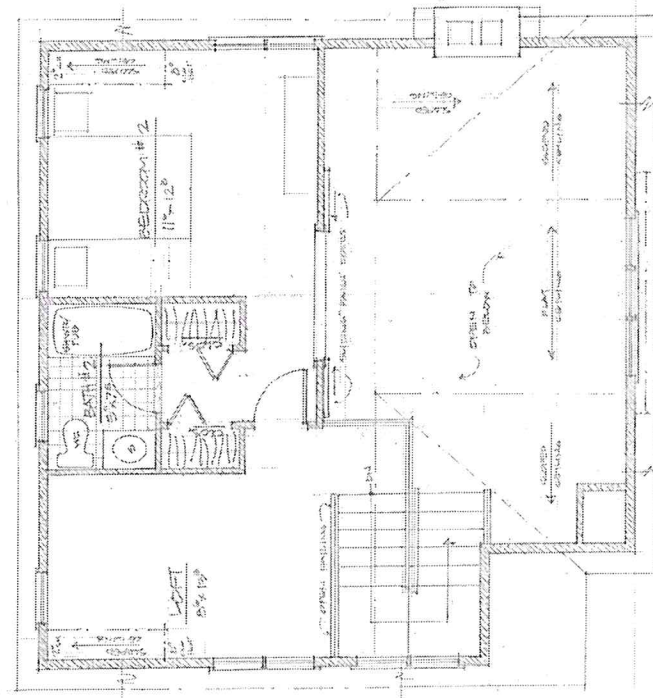
CHARLES C. FARNSWORTH L.L.S.
 CONN. REG. #15768

JOHN M. FARNSWORTH & ASSOCIATES
 26 STUART ROAD WEST BRIDGEWATER, CT 06752
 PH: 860-354-1251
 EMAIL - charlesfarnsworth@charter.net



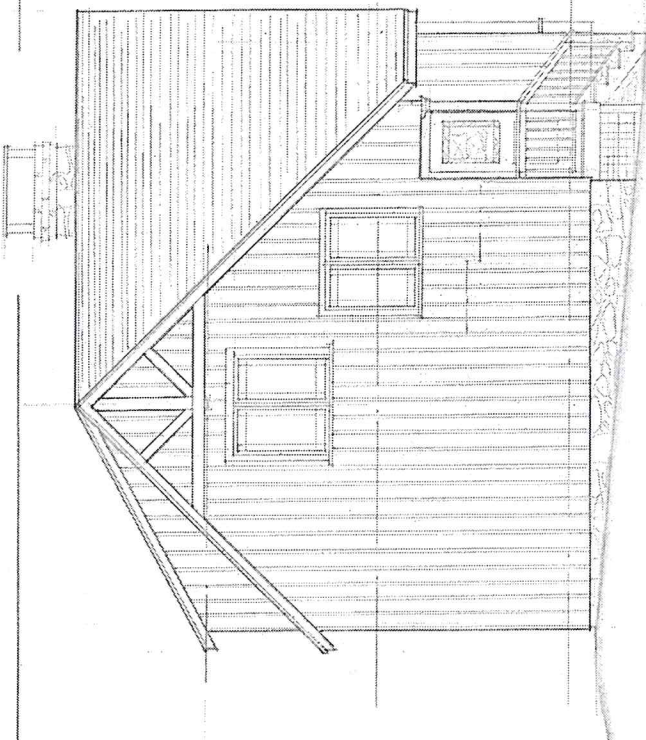
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR	791
SECOND FLOOR	396
TOTAL	1187 sq'

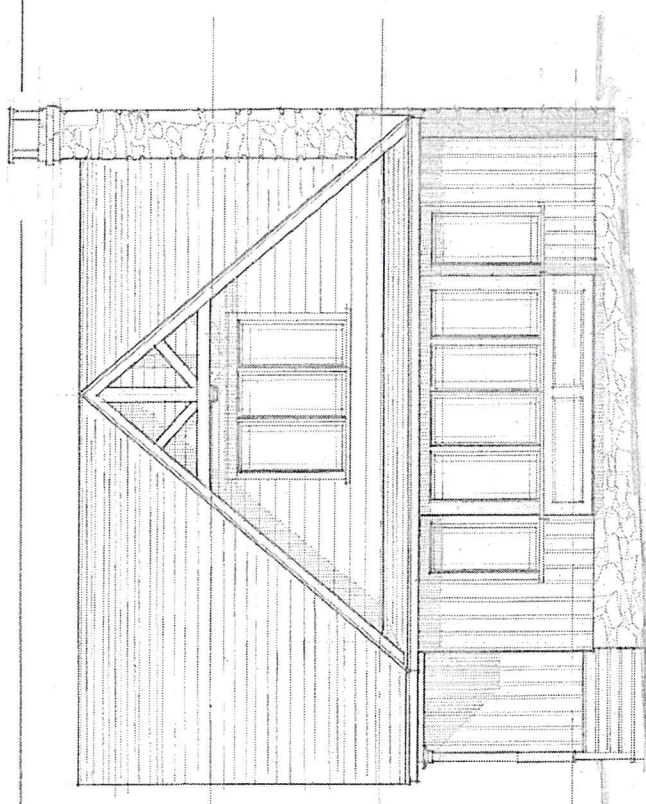


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

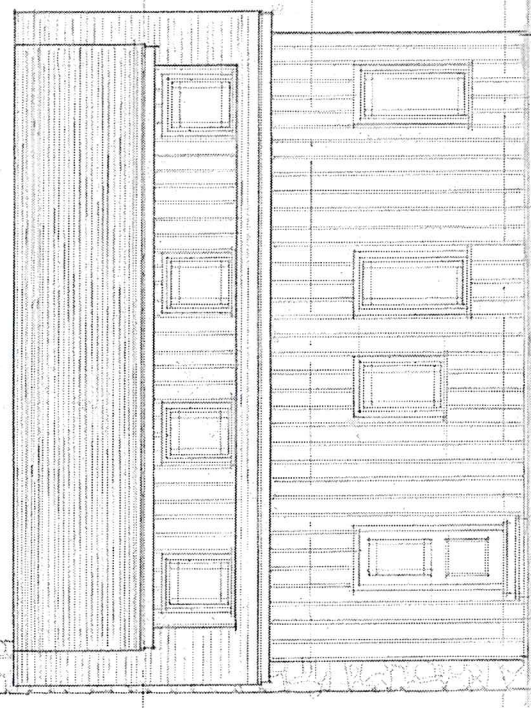
DATE OCT. 29, 2014 SCALE 1/4" = 1'-0" PROJ. NO. 1915	PRELIMINARY FIRST & SECOND FLOOR PLANS	DAPOLITE RESIDENCE 6 LAKE SHORE DRIVE SOUTH NEW FAIRFIELD, CONNECTICUT	



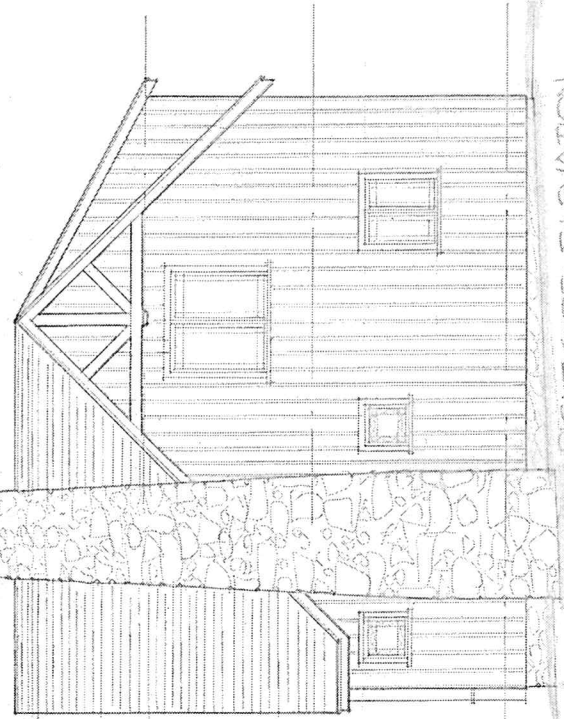
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

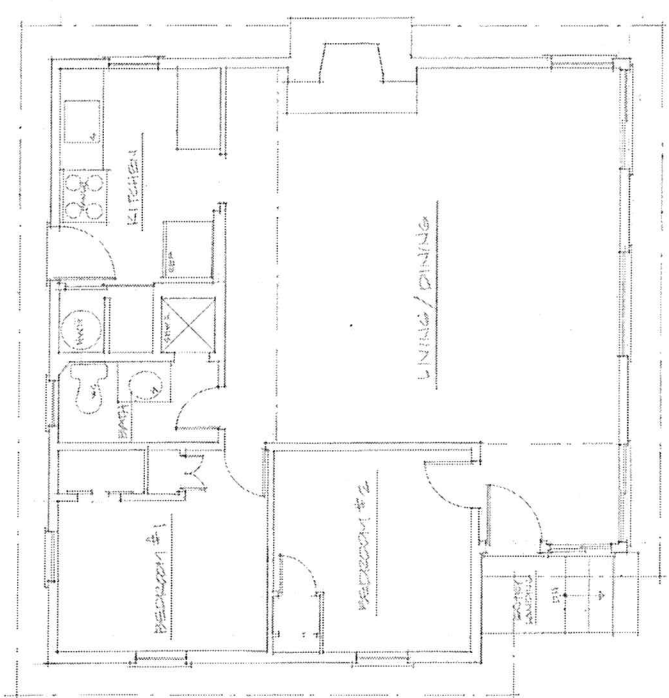
REV #	DATE	REVISION
1	1/27/14	ADD P.C. WINDOW

DATE: OCT 29, 2014
SCALE: 1/4" = 1'-0"
PROJ. NO: 1915

PRELIMINARY ELEVATIONS
John P. McGuirk, Architect
18 Edwards Drive, Oxford, Connecticut
203-828-6495 203-470-2864

DAPOLITE RESIDENCE
6 LAKE SHORE DRIVE SOUTH
NEW FAIRFIELD, CONNECTICUT

P02



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

TBA S.F.

REV#	DATE	DESCRIPTION	EXISTING CONDITIONS	DAPOLITE RESIDENCE	[Logo]
			FIRST FLOOR PLAN	GLAKE SHORE DRIVE SOUTH	
	DATE OCT. 29, 2019		John P. McGuirk, Architect 18 Edwards Drive, Oxford, Connecticut 203-828-6495	NEW FAIRFIELD, CONNECTICUT	
	SCALE 1/4" = 1'-0"				
	PROJECT NO. 1915				