

APPLICATION OR APEAL#: 06-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS
MAY 18 2021
PROPOSAL

1) Applicant: Lou Yorio
Mailing Address: 91 Pine Hill Rd.
New Fairfield, CT 06812 Phone#: 203 948-0682
Email: Lou@LSConstruction.com

2) Premises located at: 106 LAKE DRIVE SOUTH on the (N S E W) (S) 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.: 4 & 5

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? YES

If so, give dates and application numbers: 12/14/20 #46-20 8/20/20 #26-20

10) Proposal for which variance is requested: CONSTRUCT PROPOSED APPROXIMATELY 15'-0" 15'-0" SPA, JACUZZI, POOL W/ 6'-0" X 16'-0" PLANTER, STEPS TO LAKE W/ PLANTER & REPLACE EXISTING STEPS TO LAKE SAME SIZE & LOCATION

Hardship: PRE EXISTING, NON CONFORMING LOT, SIGNIFICANT SLOPE TOWARD REAR, SEVERE TERRAIN, DECENT AMOUNT OF LEDGE

11) Date of Zoning Commission Denial: January 27, 2021

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

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

Setbacks Requested: Front to: N/R Rear to: 36'-8"
Side to: N/R Side to: N/R

#6

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: [Signature] DATE: 1/18/21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: January 27, 2021

PROPERTY OWNER: Martin & Julia Loy

PROPERTY ADDRESS: 106 Lake Drive South

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 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:

3.0.6-Swimming Pools (B)

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

3.2.6-Minimum Building & Structure Setbacks (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)

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, 6th Floor
New York, NY 10018
Tel: (212) 280-3019 Fax: (212) 280-3029

December 1st, 2020

RE: Lou Yorio and Anthony Yorio as Agents for The Loys

To whom it may concern:

Please allow this letter to serve as verification that Lou Yorio and Anthony Yorio are approved to act as agents 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,

A handwritten signature in black ink, appearing to read "M. Loy", with a large, sweeping flourish at the end.

Martin Loy
106 Lake Drive South
New Fairfield, CT 06812

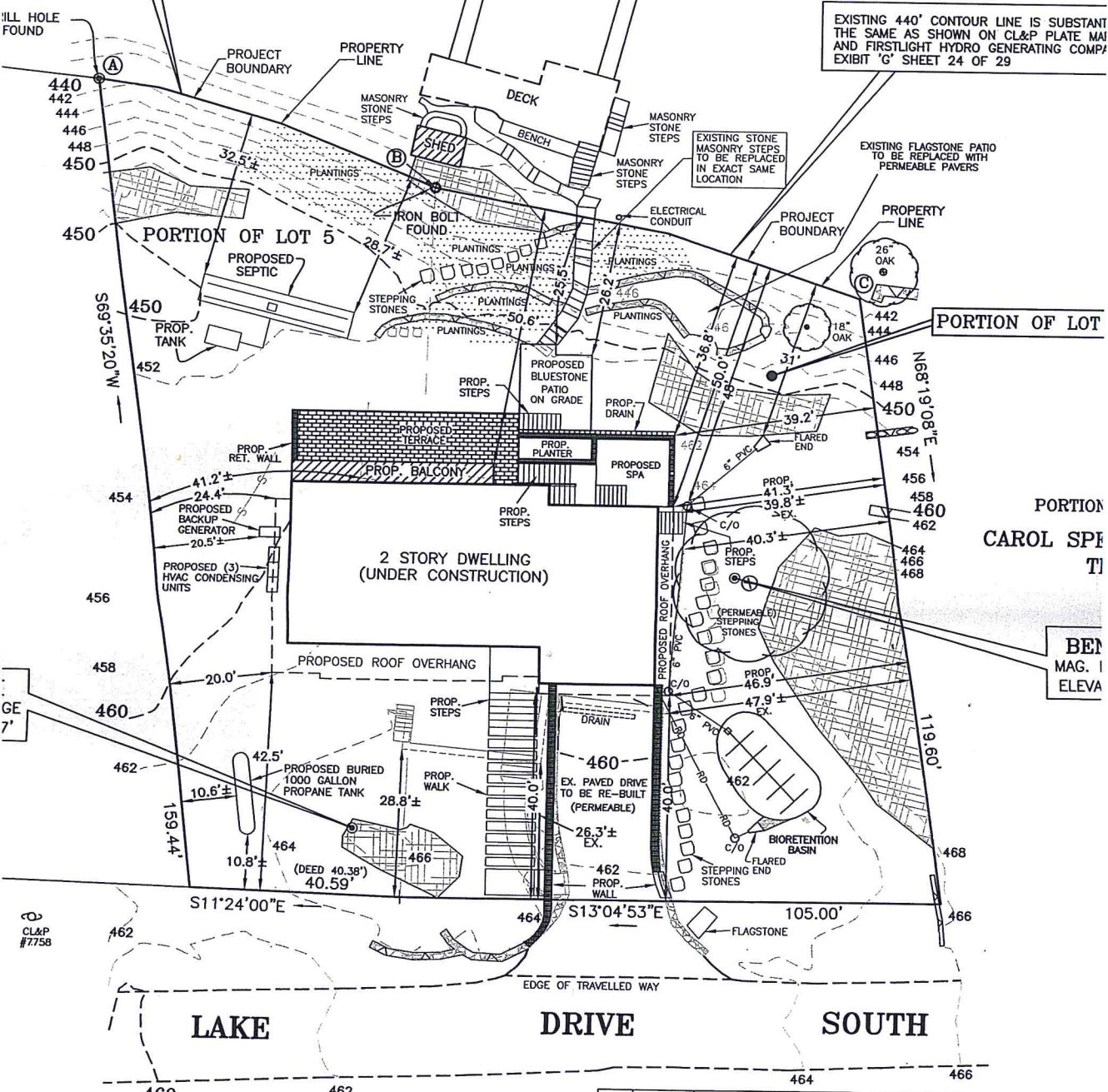


CANDLEWOOD

LAKE

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

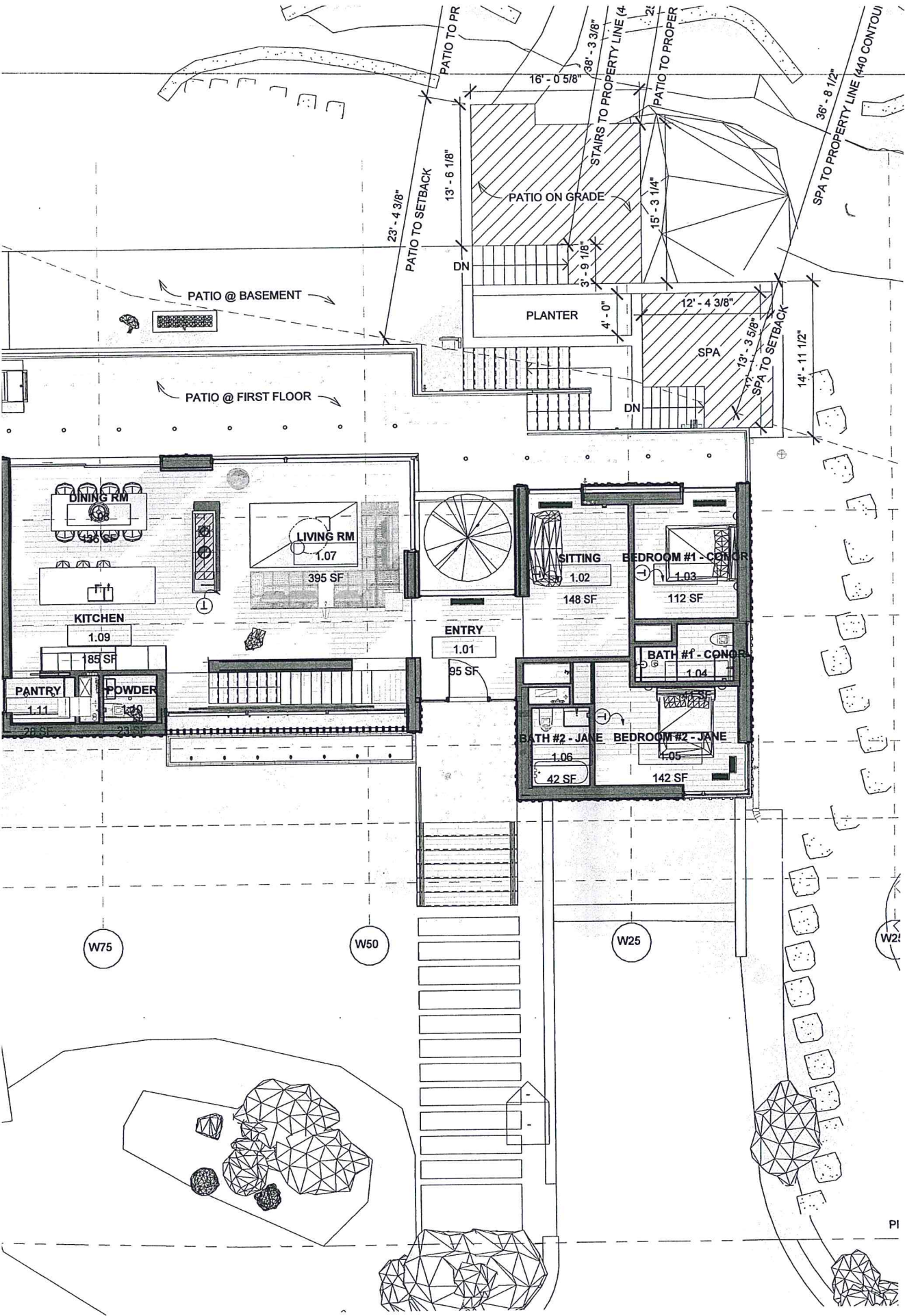
EXISTING 440' CONTOUR LINE IS SUBSTANT THE SAME AS SHOWN ON CL&P PLATE MAI AND FIRSTLIGHT HYDRO GENERATING COMPA EXHIBIT 'G' SHEET 24 OF 29

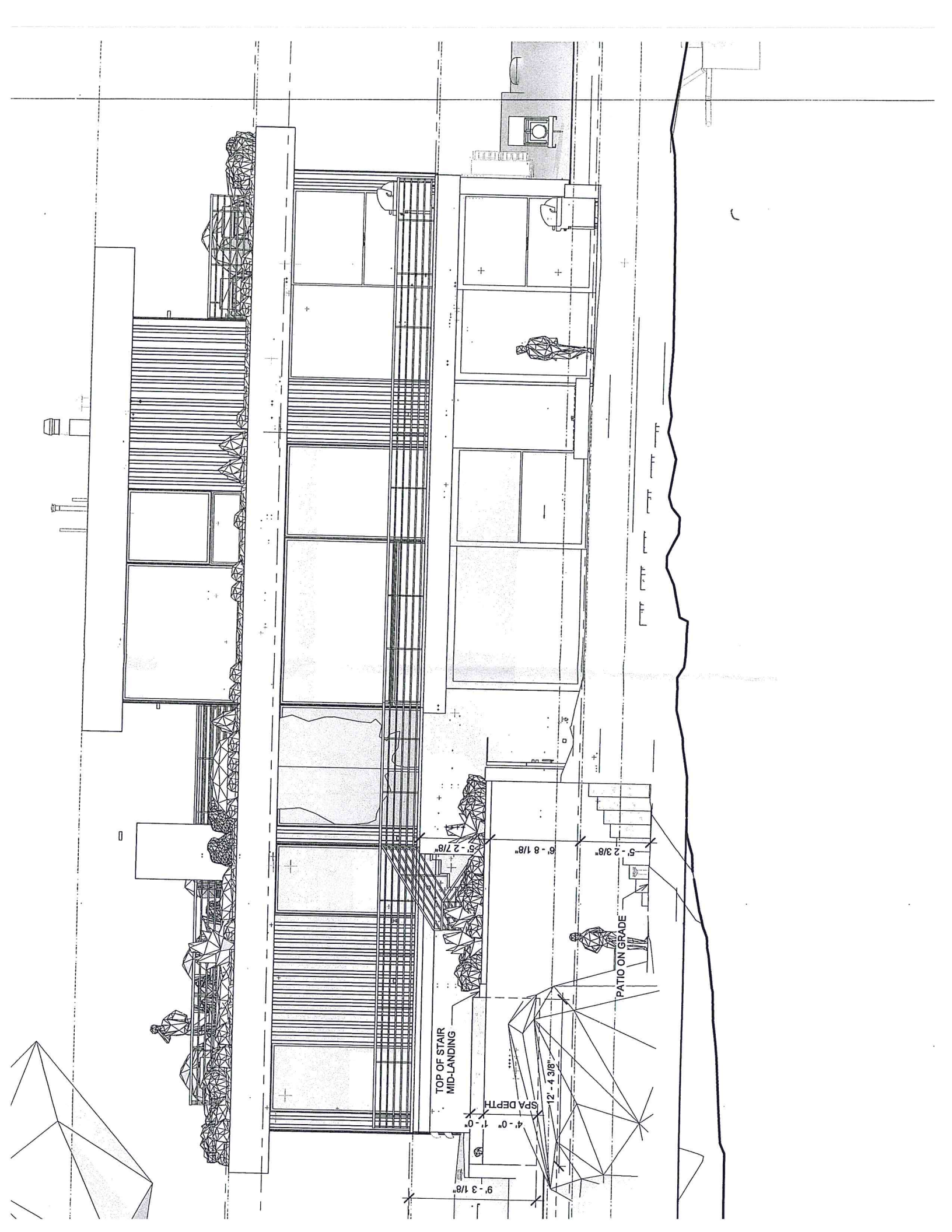


OCIATES

NO.	DATE	DESCRIPTION	BY
		ADD PROPOSED PATIO ON GRADE	
		REMOVE REAR WALK, PLANTER & TERRACE	
5	1/20/21	REVISE STEPS OFF REAR PATIO	CCF
		REVISE FINAL IMPERVIOUS COVERGE	
4	1/18/21	ADD REAR TERRACE, ADD STEPS ON NORTH	CCF
		REVISE SPA & PLANTERS	
3	11/2/20	ADD SPA PLANTERS & WALK IN REAR	CCF
		REVISE STEPS IN REAR, REVISE DRIVE	
2	9/28/20	REVISE ROOF EAVES, STEPS IN FRONT	CCF
		ADD PROPOSED BACKUP GENERATOR	
		ADD PROPOSED HVAC UNITS	
1	8/25/20	ADD PROPOSED PROPAANE TANK	CCF
		ADD PROPOSED RETENTION SYSTEM	
		ADD PROPOSED SEPTIC	CCF
NO.	DATE	DESCRIPTION	BY

REVISIONS





TOP OF STAIR
MID-LANDING

4'-0"
1'-0"
SPA DEPTH

12'-4 3/8"

9'-3 1/8"

PATIO ON GRADE

5'-2 3/8"

6'-8 1/8"

5'-2 7/8"