

# 10-21

APPLICATION OR APEAL#: ~~SW-213~~

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Madeline Caraballo  
Mailing Address: 34 Ilion Rd New Fairfield CT 06812  
Phone#: (917) 214-0385  
Email: madlo1@aol.com

2) Premises located at: 34 Ilion Road New Fairfield CT on the (N S E W) side of the street  
at approx. 50 feet (N S E W) from Elmwood Rd (nearest intersecting road).

3) Property Owner Name: Madeline + Manuel Caraballo

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 35 Block No.: 11 Lot No.: 2+3

5) Zone in which property is located: R-44 Area of Lot: 0.4132 acres

6) Dimensions of Lot: Frontage: 180' Average Depth: 100

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: for an above ground pool

Hardship: pre existing non conforming lot with significant slope

11) Date of Zoning Commission Denial: \_\_\_\_\_

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

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

Setbacks Requested: Front to: NR Rear to: 50' to 20'  
Side to: NR Side to: NR

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: Madeline Caraballo DATE: 2/13/2021

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT: VERIFICATION OF NON-COMPLIANCE**

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

**DATE: February 23, 2021**

**PROPERTY OWNER: Madeline Caraballo**

**PROPERTY ADDRESS: 34 Ilion Road**

**APPLICANT/AGENT: Madeline Caraballo**

**MAILING ADDRESS: 34 Ilion Road**

**ZONING DISTRICT: R-44    MAP:35    BLOCK: 11    LOT: 2+3**

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 (A+B)

3.2.5-Minimum Lot Area and Frontage (A)

3.2.6-Minimum Building or Structure Setbacks (C)

3.2.11-Minimum Lot Dimensions

7.1.12-Improved Lots Not in a Validated or Approved Subdivision (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.**

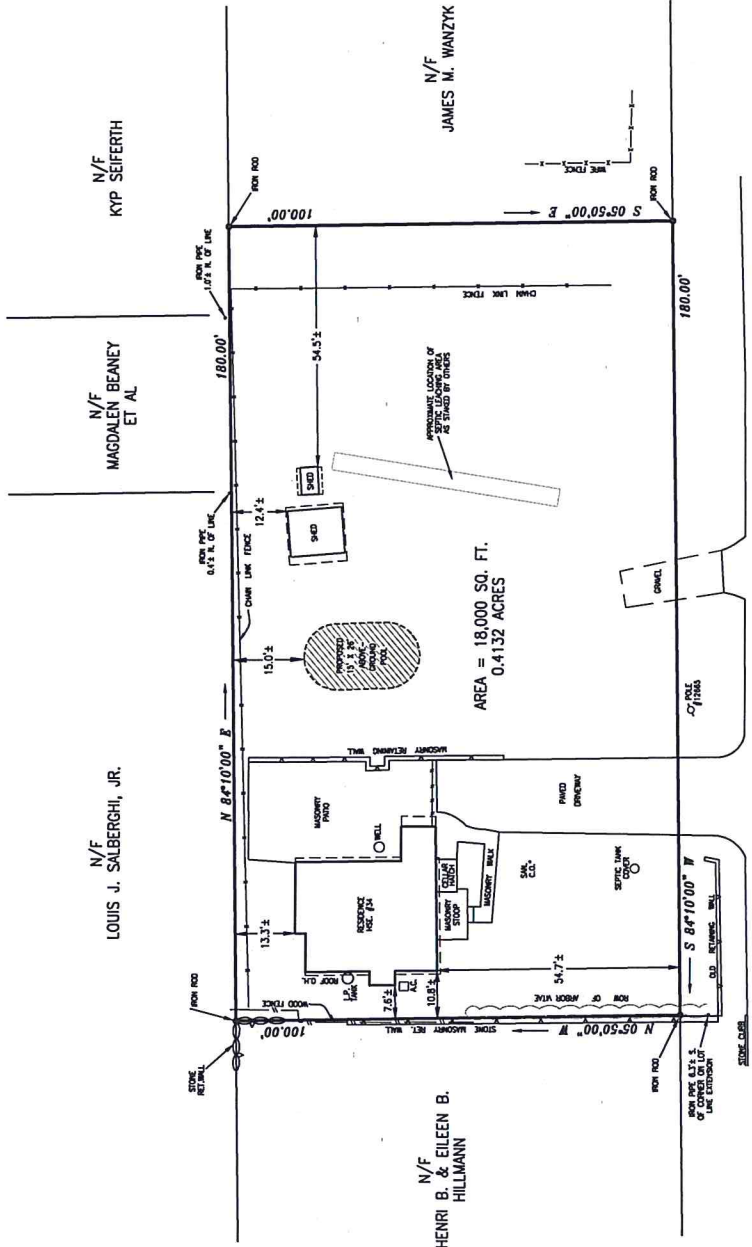
**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

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



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Evan White, Zoning Enforcement Officer  
Town of New Fairfield



- NOTES:
- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
  - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 154, 3538 AND VOL. 130 PG. 134, VOL. 136 PG. 823, VOL. 160 PG. 723, VOL. 530 PG. 651 & VOL. 524 PG. 91 OF THE NEW FAIRFIELD LAND RECORDS.
  - 3) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF PROPERTY AS DEPICTED ON T.C. MAP NO. 3538.
  - 4) PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.
  - 5) MONUMENTATION FOUND OR SET DEPICTED HEREON.
  - 6) REFERENCE MADE TO SECTION 8-13A OF THE CONNECTICUT GENERAL STATUTES.
  - 7) UNDERGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND OTHER SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN HEREON.
  - 8) BUILDING COVERAGE EQUALS 5.5% ±.  
EXISTING IMPERVIOUS SURFACES COVERAGE EQUALS 16.6% ±.  
PROPOSED IMPERVIOUS SURFACES COVERAGE EQUALS 18.5% ±.



# PROPERTY SURVEY PREPARED FOR **MANUEL & MADELINE CARABALLO** 34 ILION ROAD TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.

FEB. 8, 2021  
SCALE: 1" = 20'

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300d-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARD SPECIFICATIONS FOR SURVEYS IN THE STATE OF CONNECTICUT EFFECTIVE 08-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY OF EXISTING MAPS.

THIS SURVEY MEETS CLASS A-2 STANDARDS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF  
**PAH, INC. ~ LAND SURVEYORS**  
35 DANBURY ROAD ~ NEW MILFORD, CT.

FREE SHIPPING OVER \$99 - DETAILS >

FINANCING OPTIONS - BUY NOW, PAY LATER >



CART

MENU

Now thru February 24th >

## 15'X26'X54" Quest Oval Pool



[Customer Photos](#) [Product Videos](#) [Customer Reviews](#)

### What's Included:

- 20 Gauge Blue Liner
- Thru-Wall Skimmer & Return Fitting

Original Price: ~~\$1,250.00~~

~~\$999.00 (20% OFF)~~

- ✓ Item In Stock
- ✓ Ships out within 3-5 business days
- ✓ Free Shipping Included

CUSTOMIZE THIS POOL

As low as \$125/month with . Prequalify now

Have a question? [Email our pool experts](#)

## Specifications

- Includes skimmer and blue liner. For liner upgrades or accessories click [Customize this Pool](#)
- Massive 8" wide injection-molded resin top ledges, resist bad weather, chlorinated water and constant wear
- Decorative 8" Krystal Kote steel uprights and resin foot collars give the Quest strength, support and style
- 54" high steel wall finished with Duratex anticorrosion paint protects against humidity and chemicals
- Durable resin caps and boots give the Quest strength, support and style
- Heavy-duty tracks, over-sized connectors and over-sized fasteners add strength to a pool that will last for summers to come
- Oval Yardmore space saving system saves much needed yard space and looks more attractive
- Wall Color/Design: Champagne/Panorama
- Warranty: Manufacturer's 60-year limited warranty
- Made in the USA
- Installs above ground or semi-inground (installation not included)
- Warrantied for semi-inground installation up to halfway (27 inches) in the ground
- Approximate inside (water) dimensions - 15' X 26' 7"
- Approximate outside dimensions (space required) - 18' 2" X 27' 7"
- Approximate Water Capacity - 9,000 Gallons

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## Description

### Elegant Design

The Quest features curved resin top ledges that are completely corrosion proof and unmatched in strength. The decorative 8" resin coated steel uprights and resin bottom foot plates were made to withstand the worst winter climates and provide superior durability. Its unique Panorama wall design and champagne color will blend seamlessly into any backyard decor.

### Strength and Value

The Quest offers heavy duty wall rails, over-sized connectors and over-sized fasteners enhancing its strength and durability. The 54" high Panorama wall is coated with Duratex 2000 finish to prevent corrosion from occurring and features a 60 year manufacturer's limited warranty. The Quest is proudly made in the USA.

### Sleek Oval Design

The Quest oval features a Yardmore space saving support system that incorporates superior strength and an attractive overall experience. This oval system is supported with heavy steel beams and straps that run underneath the pool, eliminating the need for poles or braces protruding at each side of the pool. This sleek oval design allows more pool size while occupying less space, giving a clean and uncluttered presence.

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## Shipping Estimates

### Order Times for Swimming Pools

We typically ship all swimming pool orders out in 3-5 business days. Transit time can vary depending on your location but generally takes 4-8 business days to most areas. (AZ, CA, ID, MT, ND, NM, NV, OK, OR, SD, UT, WA, WI, WY will generally take 7-12 business days). Business Days are Monday thru Friday. Swimming pools are shipped with a freight carrier because they are too large to be shipped through UPS, Federal Express, or the USPS. When the shipment arrives at your local terminal, the carrier will call you to make an appointment before making the delivery to your home.

**Important!** An adult must be present at the delivery location to receive and sign for all swimming pool shipments. Liftgate service is available for \$39.00 at checkout. This special service is required for all freight shipments; including swimming pools, decks and heaters. This will make receiving the shipment much easier, especially if only one person is home to receive it. The delivery will come on a special truck with a hydraulic lift. The driver will use the lift to place the pallet on the ground curbside.

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## Support / Downloads

 [60 Year Manufacturer's Warranty](#)

 [Quest Oval Installation Instructions](#)

 [Quest Oval Parts Breakdown](#)

 [Quest Semi-Inground Warranty Addendum](#)

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## Video