

APPLICATION OR APEAL#: 21-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS
CLAUDE BRINA
MAY 20 2021
PROPOSAL

1) Applicant: CLAUDE GENEST
Mailing Address: 14 FULTON DR. NEW FAIRFIELD Phone#: 203 893-616
Email: GENESTCLD42@GMAIL.COM

2) Premises located at: 14 FULTON DR on the (N S E W) side of the street
at approx. 205 feet (N S E W) from ANSONIA RD (nearest intersecting road).

3) Property Owner Name: BRINA CORINI

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 36 Block No.: 4 Lot No.: 3

5) Zone in which property is located: _____ Area of Lot: _____

6) Dimensions of Lot: Frontage: 40 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? NO

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: 10' x 10' DECK WITH
4x8' STAIRS TO REPLACE 4x7'
LANDING AND STAIRS.

Hardship: PREEXISTING, NON CONFORMING, NARROW LOT
WITH DECENT SLOPE THRU OUT.

11) Date of Zoning Commission Denial: _____

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

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

Setbacks Requested: Front to: NFB Rear to: NR.
Side to: 20' TO 10' 6" Side to: 20' TO 12' 11"

13) Use to be made of property if variance is granted: ADD 10x10 DECK
(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: Claude Genest DATE: 4/16/21

received
4-19-21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 27, 2021

PROPERTY OWNER: Brina Corini

PROPERTY ADDRESS: 14 Fulton Drive

APPLICANT/AGENT: Claude Genest

MAILING ADDRESS: 14 Fulton Drive

ZONING DISTRICT: R-44 MAP: 36 BLOCK: 4 LOT: 3

Please be advised that the applicant would like to (SEE ATTACHED).

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)

3.2.11-Minimum Lot Dimensions

7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building or Structures (A+B+E)

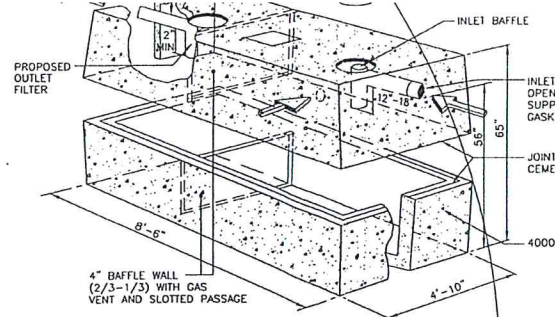
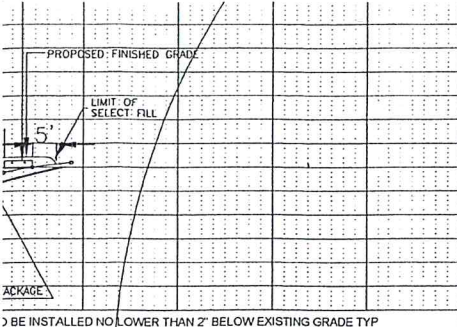
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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.

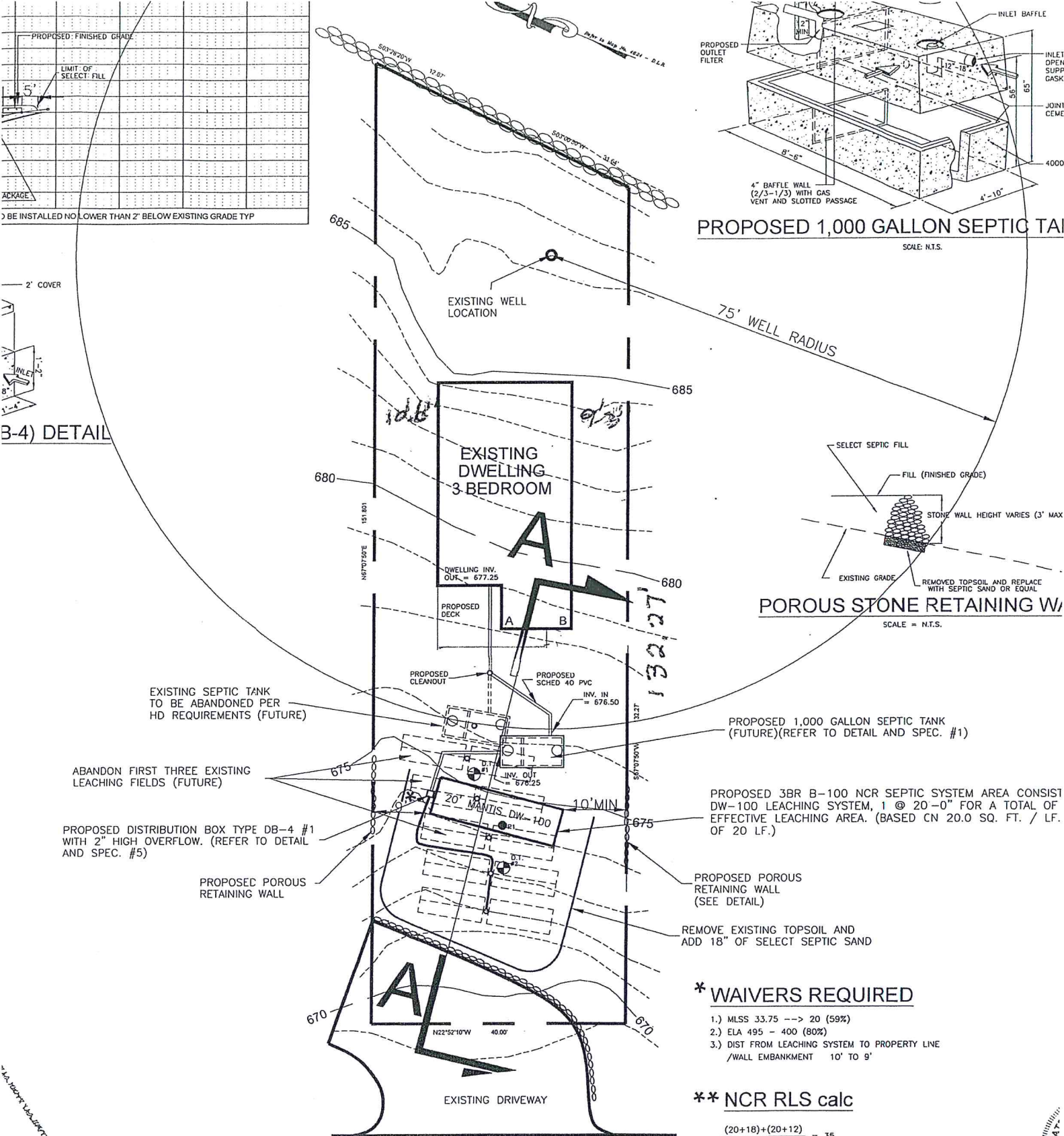
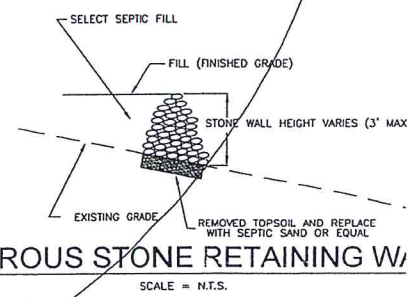
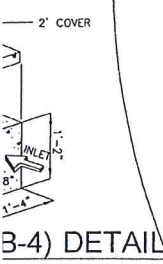
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield



PROPOSED 1,000 GALLON SEPTIC TANK
SCALE: N.T.S.



*** WAIVERS REQUIRED**

- 1.) MLSS 33.75 --> 20 (59%)
- 2.) ELA 495 - 400 (80%)
- 3.) DIST FROM LEACHING SYSTEM TO PROPERTY LINE /WALL EMBANKMENT 10' TO 9'

**** NCR RLS calc**

$$\frac{(20+18)+(20+12)}{2} = 35$$

LEGEND

- APPROXIMATE DEEP TEST LOCATIONS - DT#1
- APPROXIMATE PERCOLATION TEST LOCATION - PERC#1
- APPROXIMATE EXISTING GRADE CONTOURS - N06°12'05"E 27.00'
- PROPERTY LINES - N22°52'10"W 40.00'
- STONEWALLS -
- PROPOSED FINISHED GRADE CONTOURS - 100.1
- PROPOSED SILT FENCE -
- APPROXIMATE EXISTING SPOT ELEVATIONS - 104.1

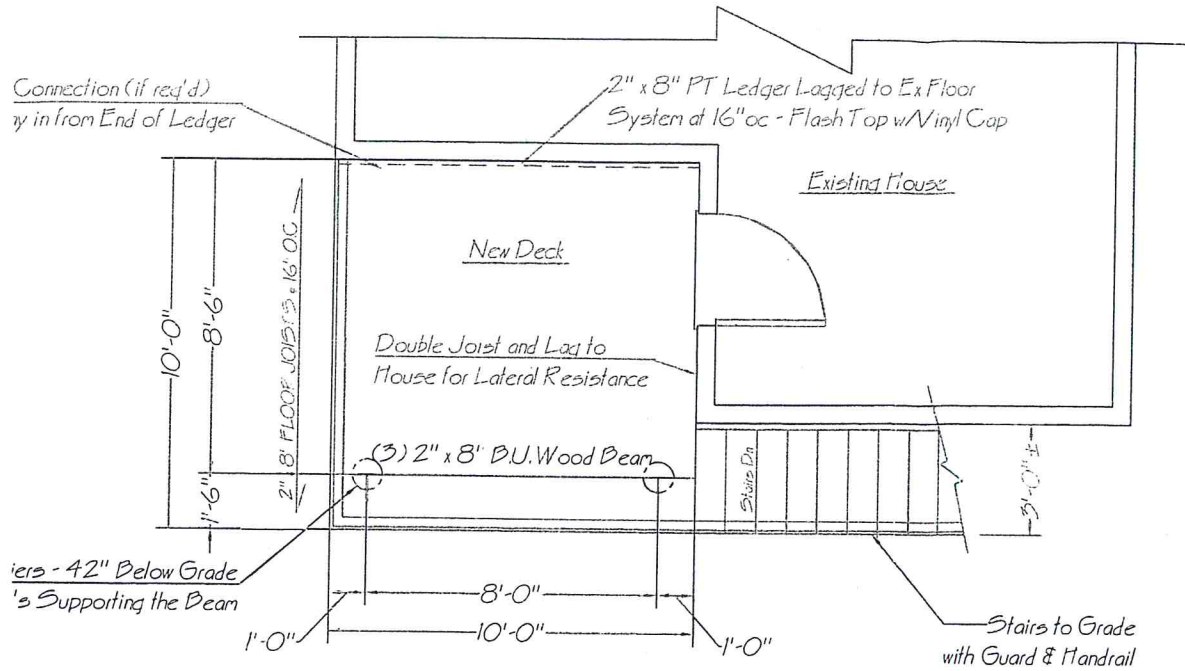
3 BEDROOM NCR DESIGN CRITERIA

FIELD PERCOLATION RATE: PRIMARY = 1" IN 20 MIN.
 DESIGN PERCOLATION RATE: PRIMARY = 1" IN 10.1-20 MIN. (ELA 1"=10" ALL IN FILL)
 EXISTING BEDROOMS = 3 PROPOSED SEPTIC TANK SIZE = 1,000
 MINIMUM LEACHING SYSTEM SPREAD (M.L.S.S.)
 DEPTH TO RESTRICTIVE LAYER = 20 - HYDRAULIC GRADIENT = 18% SLOPE
 (35) HF(18) x FF(1.5) x PF(1.25) = 33.75 REQUIRED 20* PROVIDED (59%)
 TOTAL LINEAL FEET OF THE PRIMARY LEACHING SYSTEM = 20
 TOTAL SQUARE FEET OF THE LEACHING SYSTEM = 400. PROVIDED 495* REQUIRED
 SELECT COARSE SAND SEPTIC FILL 38" MINIMUM DEPTH +6" COVER MATERIAL
 OR APPROX. 85 CUBIC YARDS±

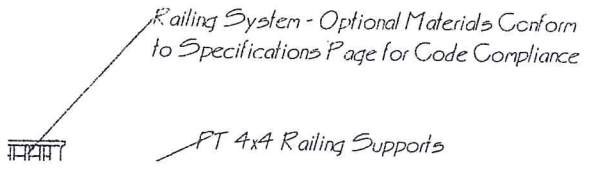
N°	REVISION

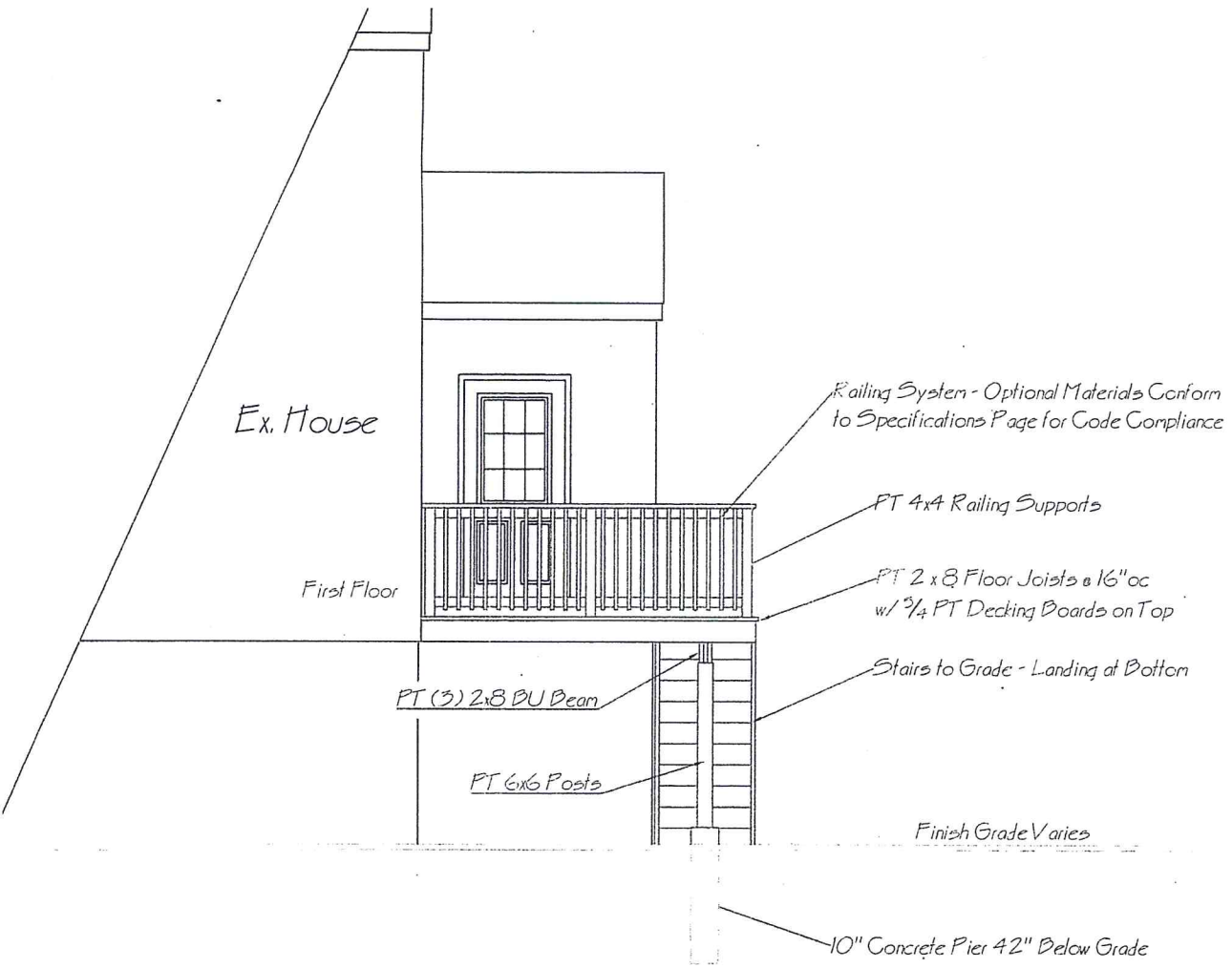
BILIZING

* * * STAY *

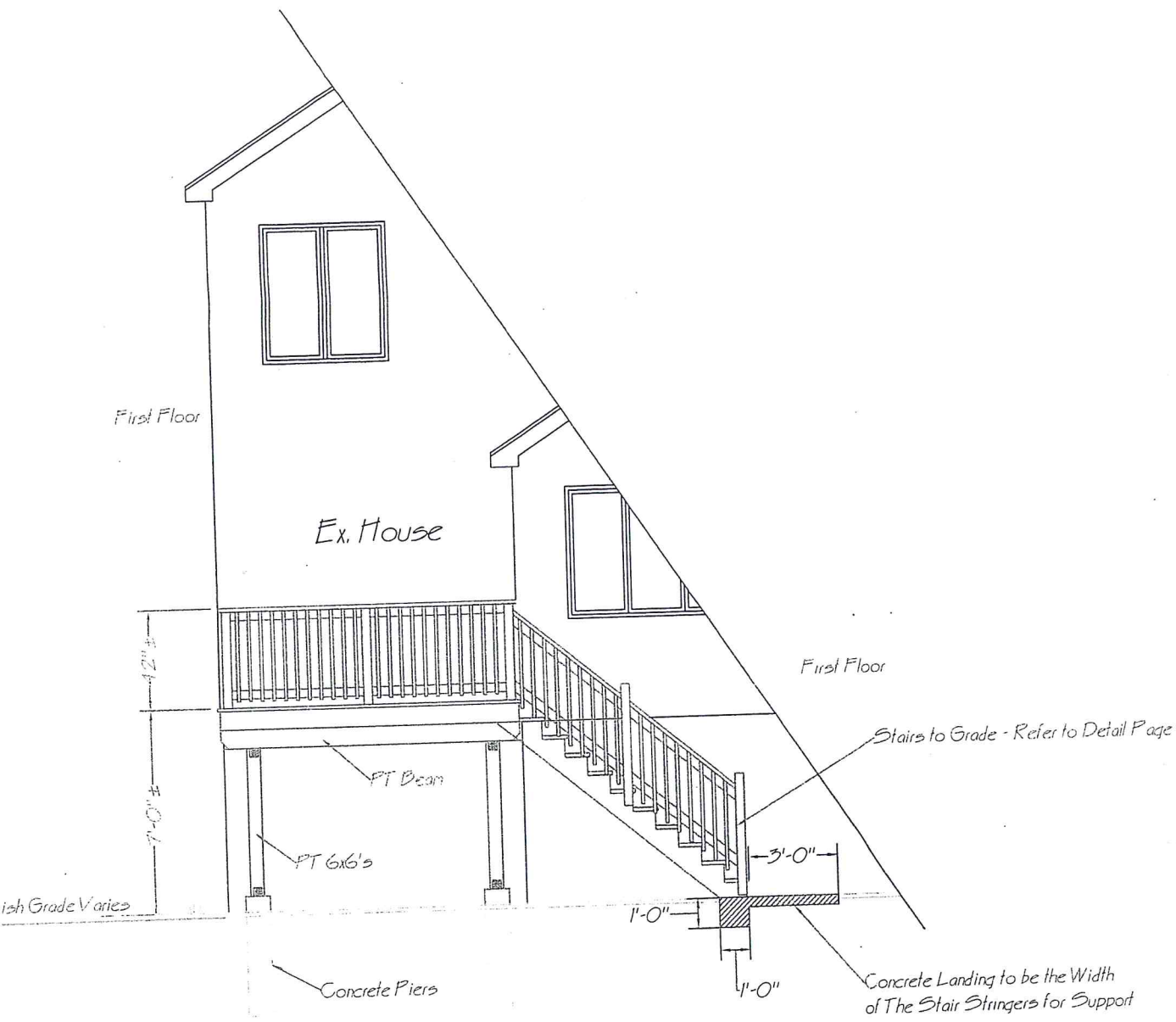


Plan View





Side Elevation
1/4" = 1'-0"



or View

NOTE: DO NOT SCALE THE DRAWINGS. BUILDER TO VERIFY ALL DIMENSIONS IN THE FIELD. BUILDER TO CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES WHICH MAY APPLY.