

APPLICATION OR APEAL#: 19-21

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Michael Wraschek (and Mary Renuart)
Mailing Address: 233 North Irena Ave, Unit B
Redondo Beach, CA. 90277 Phone#: 310-418-3615 (MW) or 310-666-1906 (MR)
Email: wrasboy74@msn.com or maryren@live.com

2) Premises located at: 34 Inglenook Dr, New Fairfield (Tax Lots 32 & 34) on the (N) S E W side of the street at approx. 69' feet (N) S E W from Inglenook Rd (nearest intersecting road). And is approx. 1/3 mile to the intersection of Inglenook Dr and Hwy 39.

3) Property Owner Name: Michael Wraschek

Interest in Property: **OWNER** **CONTRACT PURCHASER** **LEASEE** **AGENT**

4) Tax Assessor Map No.: 41 Block No.: 5 Lot No.: 62-67 & 63X

5) Zone in which property is located: R-44 Area of Lot: .89 acre

6) Dimensions of Lot: Frontage: 186' Average Depth: 243' down to 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: Pre-existing & Non-conforming request to replace current temporary deteriorated shed 10' x 14' with new temporary prefabricated shed 12' x 20" from Barn Yards.

11) Hardships: Narrow and sloping lot behind house with significant ledge throughout slope.

12) Date of Zoning Commission Denial: April 27, 2021

13) Variance(s) Requested: USE DIMENSIONAL

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

Setbacks Requested: Front to: 64' Rear to: 159'

Side to: 17.1' Side to: 65'

14) Use to be made of property if variance is granted: Shed for storage

15) 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: _____

ZONING BOARD OF APPEALS
MAY 20 2021

PROPOSAL
(Handwritten initials in red circle)

SIGNATURE OF OWNER OR AGENT: *Michael Wraschek* DATE: 04/08/21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 27, 2021

PROPERTY OWNER: Michael Wrasheck & Mary Renuart

PROPERTY ADDRESS: 34 Ingleknook Rd.

APPLICANT/AGENT: Michael Wrasheck & Mary Renuart

MAILING ADDRESS: 233 North Irena Ave (Unit B) Redondo Beach, CA 90277

ZONING DISTRICT: R-44 **MAP:** 41 **BLOCK:** 5 **LOT:** 62-67 & 63X

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:
3.0.4-Minor Accessory Buildings & Structures (A-F)

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

April 10, 2021

Zoning Board of Appeals
City of New Fairfield, CT

Re: 34 Inglenook Rd Shed Replacement – Michael Wraschek

To Members of the Board:

Attached please see our Variance Request to replace the current shed on our property with a new temporary prefabricated shed from Barn Yards in Bethel.

Our current shed is 10' x 14' and is beginning to deteriorate. We would like to replace it with a 12' x 20' new structure to give us more storage space. The new shed would extend 1' more on three sides and 4' longer in the front.

We have included the last survey done and have drawn in the new dimensions. We also attached photos of the new dimensions staked out around the current barn and elevation drawings from Barn Yards.

Thank you, in advance, for your consideration to approve our new shed.

We look forward to meeting with you on the next Zoom meeting.

Sincerely,



Michael Wraschek & Mary Renuart

310/418-3615

310-666-1906

Wrasboy74@msn.com

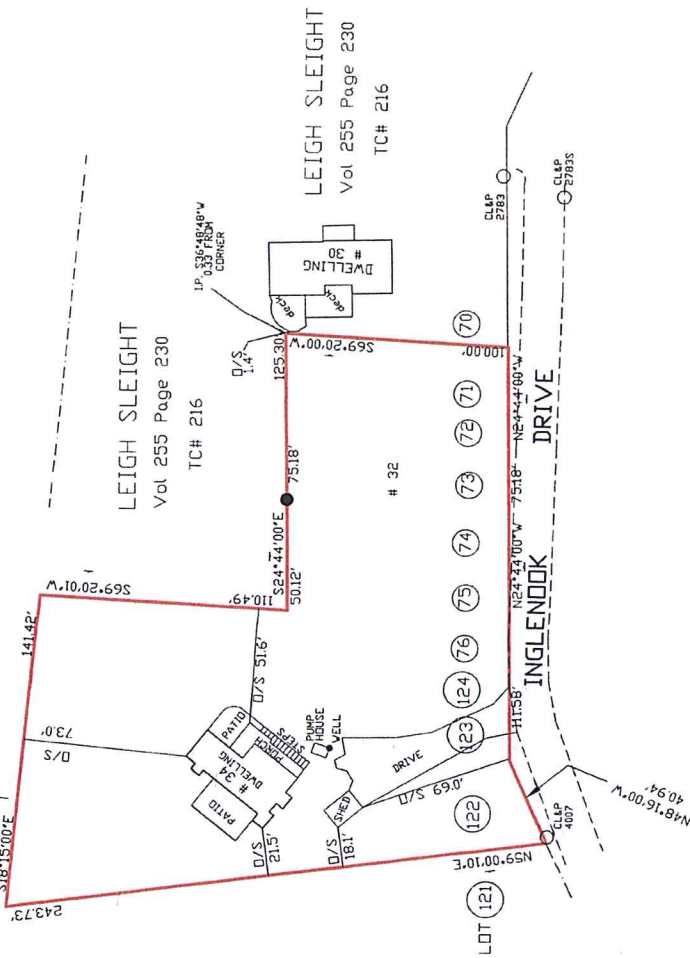
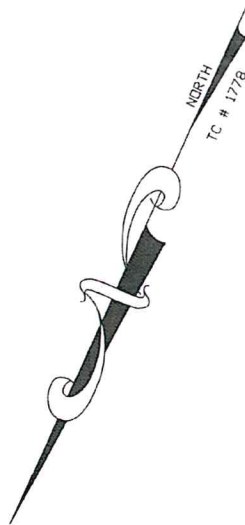
maryren@live.com

JAMES B. JR. &
KIM M. PALARDY
Vol 386 Page 126
CANDLEWOOD HILLS SECTION C
LOT 43
TC # 866

N/F
CHRISTINE E. CAMPIONE
Vol 407 Page 881
TC # 216 & 219
36

ZONING LOCATION SURVEY
PREPARED FOR
INGLENOOK
ERNEST WRASCHEK
32 & 34 INGLENOK DRIVE

NEW FAIRFIELD, CONNECTICUT
APRIL 10, 2006
SCALE 1"=40'
AREA
39,076 SF.
0.897 ACRES



NOTES:

1. THIS SURVEY CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THIS SURVEY IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2
3. REFER TO MAPS # 216, 219, 866, 1778 & 2040
4. OWNER OF RECORD: ERNEST WRASCHEK Vol 136 Page 122 & Vol 301 Page 325
5. ZONE R-44 TAX LOT 68-70 & 62-67 MAP 41
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

LEGEND

- PROPERTY LINE ———
- WIRE FENCE X X X X X X
- STONE WALL 0000000000000000
- EXISTING IRON PIPE OR PIN ●
- SET IRON PIN ○
- EXISTING MONUMENT □
- OFFSET TO PROPERTY LINE - 0/S

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

LINWOOD R. GEE, C.T.A., LIC # 7759
LINWOOD R. GEE & SONS L.L.S.
27 COUNTRY FARM LANE
NEW MILFORD, CT. 06776
(860) 357-9114

NOT VALID WITHOUT EMBOSSED SEAL

LOT 121
59°00'10"E

122

123

124

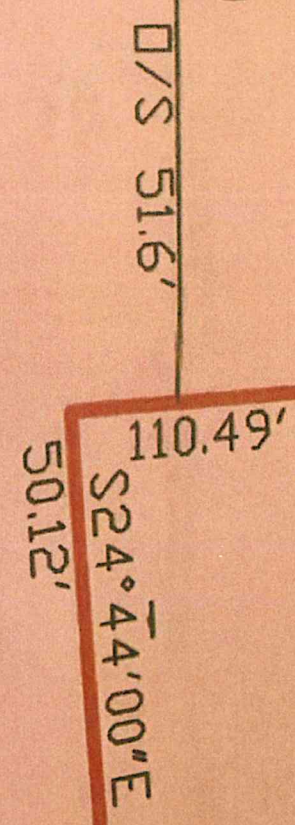
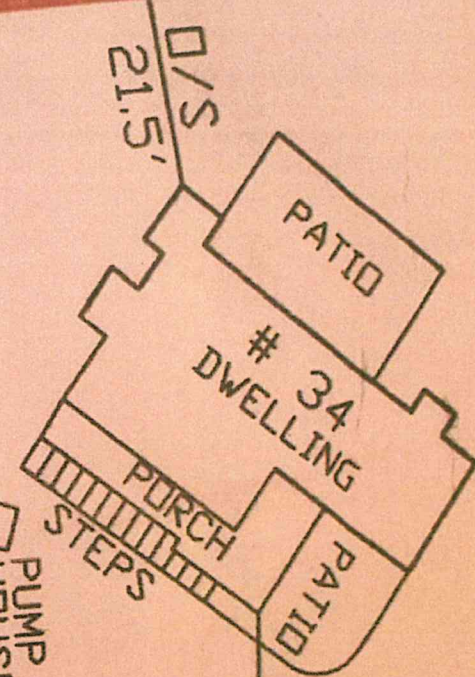
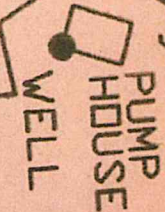
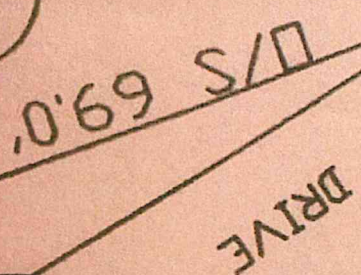
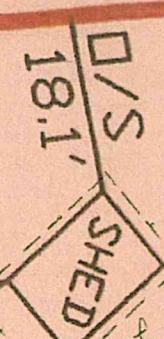
76

75

74

N24°44'00"

Proposed
New
Shed
Dimensions



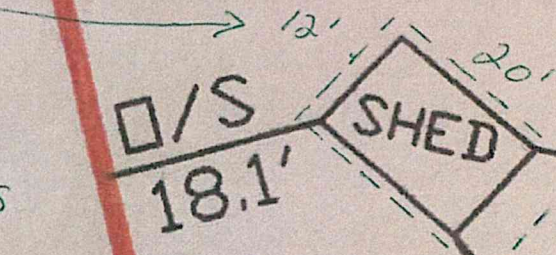
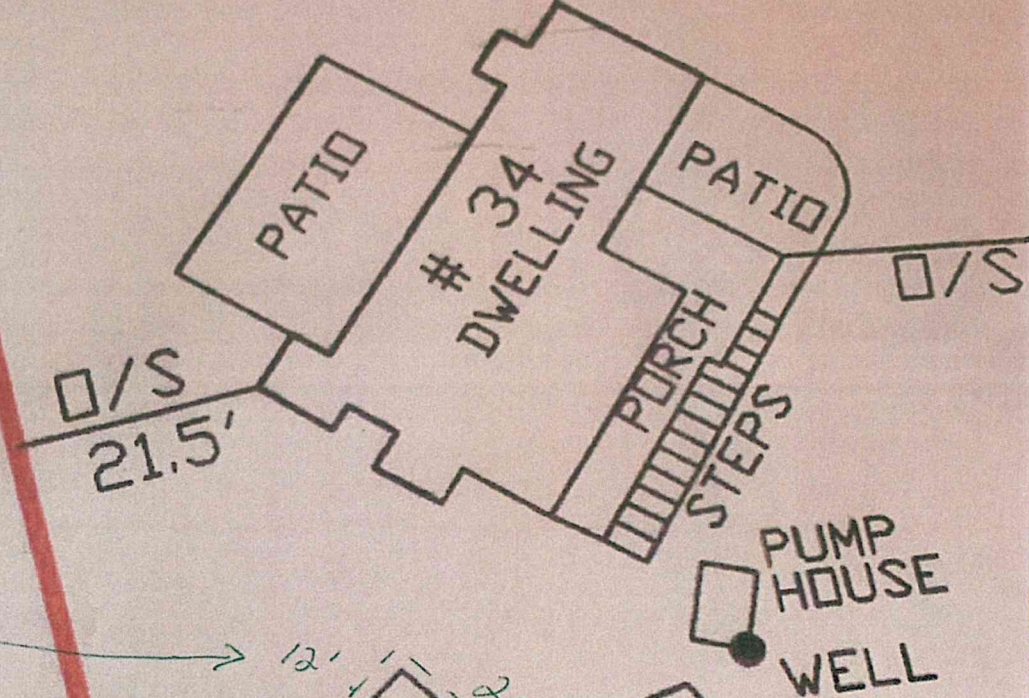
LOT 121

9°00'10"E

122

123

Proposed new shed dimensions



DRIVE

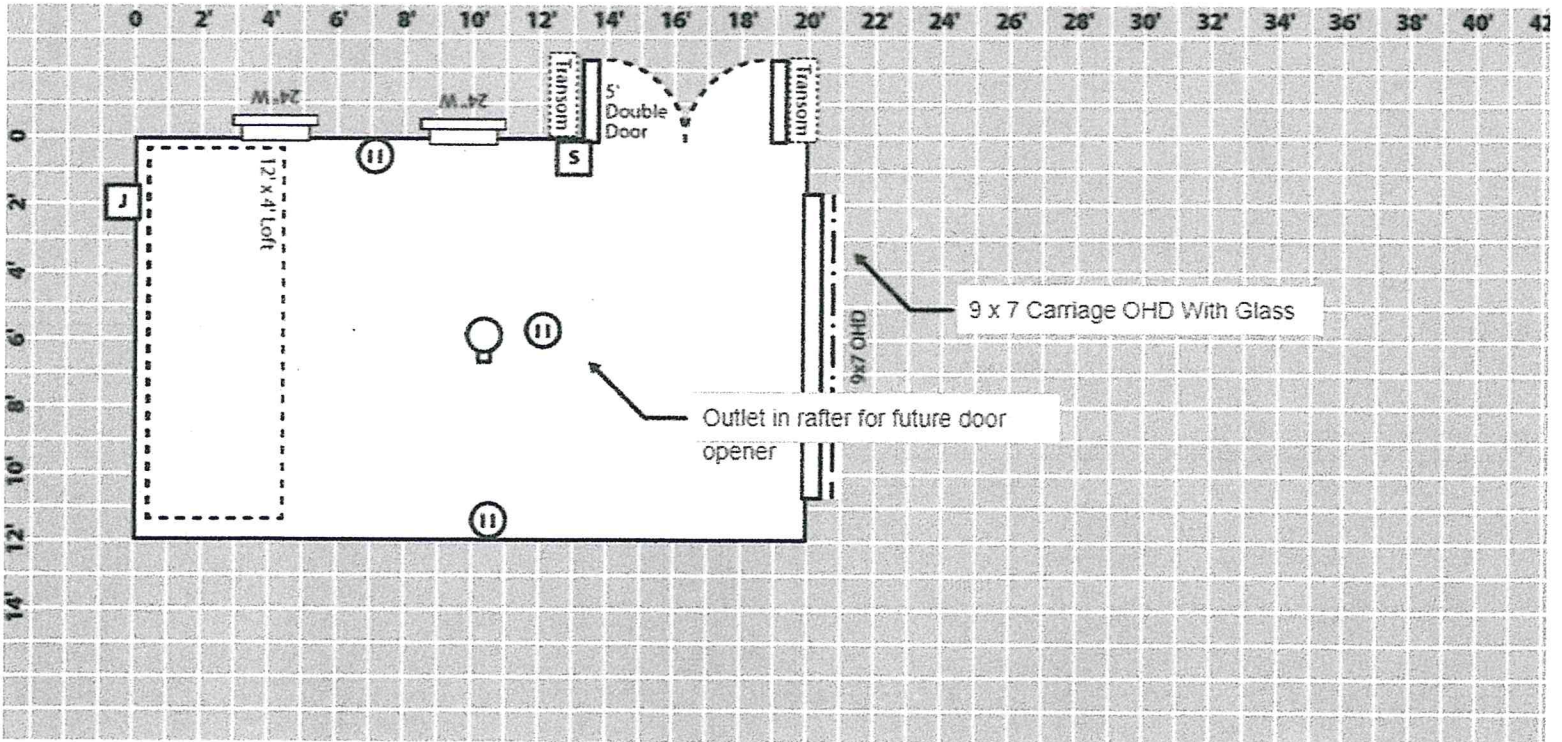
12x20 Traditional Cape

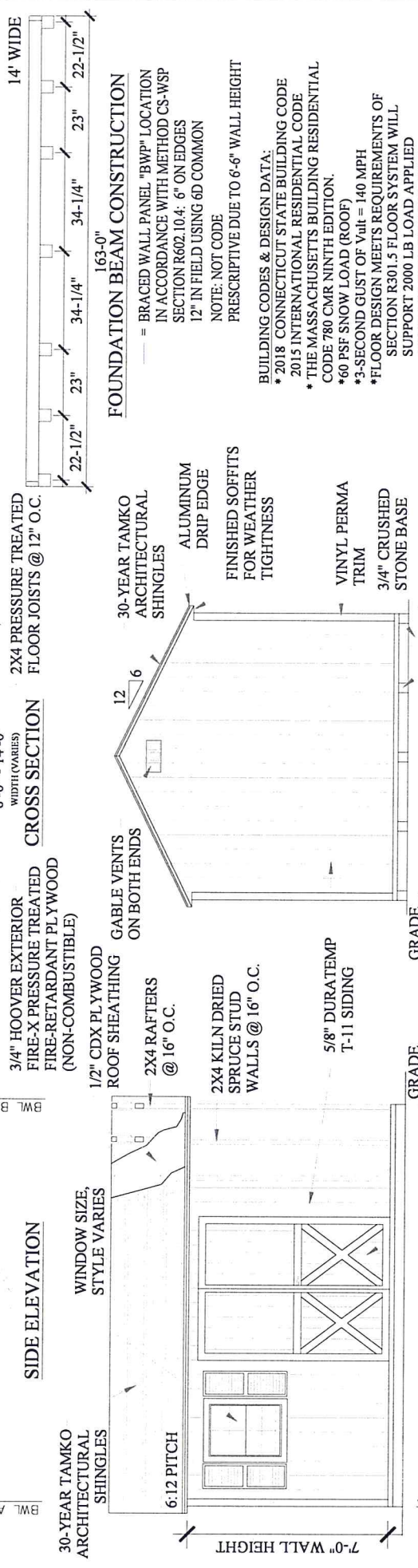
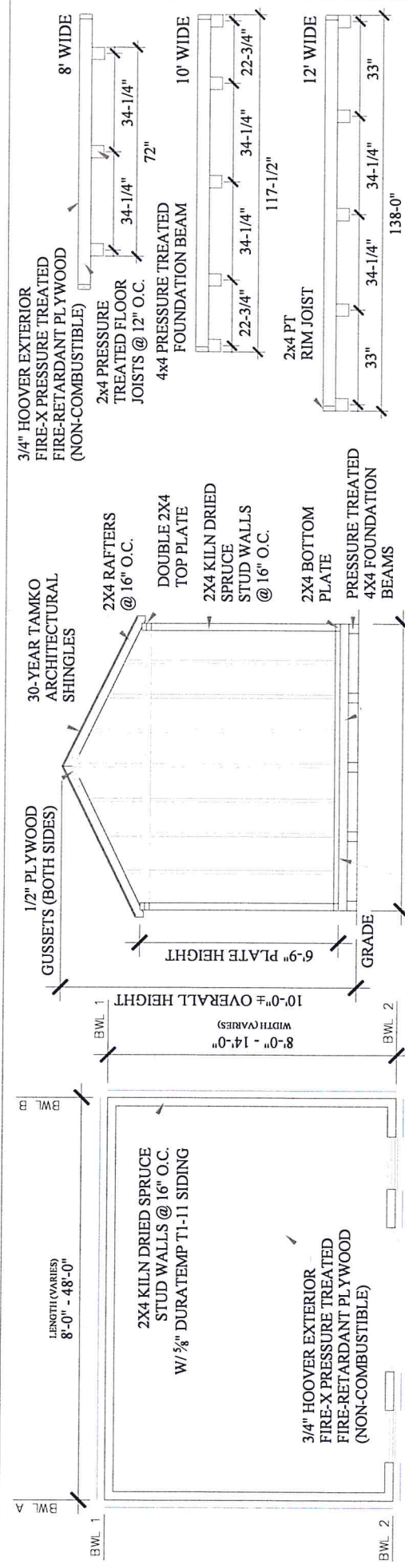
Color: White	Siding: Vinyl
Trim: Metal	Roof: Architectural Shingles
Trim: White	Window Style: 24x36 4/4 (2)
Roof: Virginia Slate	Shutters: Louvered [12in]
Window: White	Door Size: 5' Double Door (1)
Shutter: White	Door Trim: Square
Door: White	Overhead door Size: 9' x 7' (1) Carriage with Square Glass
Overhead Door: White	Overheader Door Opening: Square
	Pressure Treated Ramp: 5' (1), 8' (1)
	Additional Options: 4' Loft, Interior Paint (1), Poly Armor Floor System (1)
	Electrical Package: Standard

Customer Signature: _____

Date: _____

Layout:





FOUNDATION BEAM CONSTRUCTION

— = BRACED WALL PANEL "BWP" LOCATION IN ACCORDANCE WITH METHOD CS-WSP SECTION R602.10.4: 6" ON EDGES 12" IN FIELD USING 6D COMMON

NOTE: NOT CODE PRESCRIPTIVE DUE TO 6'-6" WALL HEIGHT

BUILDING CODES & DESIGN DATA:

- * 2018 CONNECTICUT STATE BUILDING CODE
- * 2015 INTERNATIONAL RESIDENTIAL CODE
- * THE MASSACHUSETTS BUILDING RESIDENTIAL CODE 780 CMR NINTH EDITION.
- * 60 PSF SNOW LOAD (ROOF)
- * 3-SECOND GUST OF VAILT = 140 MPH
- * FLOOR DESIGN MEETS REQUIREMENTS OF SECTION R301.5 FLOOR SYSTEM WILL SUPPORT 2000 LB LOAD APPLIED OVER A 20 SQUARE INCH AREA
- * THIS STORAGE BUILDING IS DESIGNED TO BE PLACED ON 6" DEEP 3/4" CRUSHED STONE BASE
- * FROST PROTECTION NOT REQUIRED UP TO 600 SQUARE FEET PER SECTION R403.1.4.1

STANDARD FEATURES:

BASE: 4X4 PRESSURE-TREATED BEAMS
 FLOOR FRAMING: 3/4" HOOPER EXTERIOR FIRE-X PRESSURE TREATED FIRE-RETARDANT PLYWOOD (NON-COMBUSTIBLE)
 FLOORING: PREMIUM 2X4 KILN DRIED SPRUCE LUMBER, @16" O.C.
 WALL & ROOF FRAMING: 2X4 PRESSURE TREATED JOISTS @ 12" O.C.
 SIDING: 5/8" DURATEMP T1-11 OR VINYL
 ROOFING: 30-YEAR TAMKO ARCHITECTURAL SHINGLES
 DOORS: HEAVY-DUTY, REINFORCED AND PAINTED ON BOTH SIDES
 SIZES: 8'X8' TO 14'X48'

MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER
 EVERETT SKINNER
 No. 50034

CONNECTICUT LICENSED PROFESSIONAL ENGINEER
 EVERETT M. SKINNER
 No. 27224

THE BARN YARD GREAT COUNTRY GARAGES

TYPICAL SHED INFORMATION:
CAPE STYLE STORAGE BUILDING
 HEADQUARTERS 9 VILLAGE ST. ELLINGTON, CT 06029 860-454-9105
 SHOWCASE LOCATION RTE. 83 RD WEST RO. ELLINGTON, CT 203-740-7433 860-896-0636
 WWW.GREATCOUNTRYGARAGES.COM

LICENSES:
 CT H.I.C. LICENSE # 558916
 RI H.I.C. LICENSE # 23105
 MA H.I.C. LICENSE # 127550
 MA C.S. LICENSE # 98915
 NY WC-26545H14
 NY PC-6146

NOTE:
 REINFORCED DOUBLE DOORS PAINTED ON BOTH SIDES SIZE & STYLE VARIES

NOTE:
 THIS DRAWING IS THE PROPERTY OF THE BARN YARD AND IS LOANED WITH THAT UNDERSTANDING AND SHALL NOT BE COPIED, REPRODUCED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY WITHOUT CONSENT.



