

APPLICATION OR APEAL#: 04-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Melanie Horn + Stephen Forent
Mailing Address: 1 Satterlee Rd
New Fairfield 06812 Phone#: 917 579 2581
Email: sforent@law-org.com

2) Premises located at: 1 Satterlee Rd on the (N S E W) side of the street
at approx. 0' feet (N S E W) from Beall Pond Rd (nearest intersecting road).

3) Property Owner Name: Melanie Horn Stephen Forent
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 17 Block No.: 3 Lot No.: 34

5) Zone in which property is located: R-44 Area of Lot: 0.48

6) Dimensions of Lot: Frontage: ~190' Average Depth: ~60'

7) Do you have any Right of Ways or Easements on the property? Yes - driveway ^{ROW} at 3 Satterlee

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: 11/15/12 2012002109 8/4/04 permit 04-182 (2004144)

* 10) Proposal for which variance is requested: 1 car detached garage

* Hardship: Irregular lot, utilizing existing cut out in driveway. Need for storage, generator, garden equipment car

11) Date of Zoning Commission Denial: January 25, 2000

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

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

Setbacks Requested: Front to: 40 to 31' Rear to: 50 to 46.9'
Side to: NR Side to: NR

#4

13) Use to be made of property if variance is granted: ~~Residential~~ 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: 1/15/22

received
1-19-2022

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: January 25, 2022

PROPERTY OWNER: Melanie Horn & Stephen Foreht

PROPERTY ADDRESS: 1 Satterlee Road

APPLICANT/AGENT: Melanie Horn & Stephen Foreht

MAILING ADDRESS: 1 Satterlee Road

ZONING DISTRICT: R-44 MAP: 17 BLOCK: 3 LOT: 34

Please be advised that the applicant would like to (See Application for Description).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.0.5-Private Permanent Detached Garages (C)

3.2.5-Minimum Lot Area & Frontage (A)

3.2.6-Minimum Building & Structure Setbacks (A+C)

3.2.8-Maximum Impervious Surfaces

3.2.11-Minimum Lot Dimensions

7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings 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.

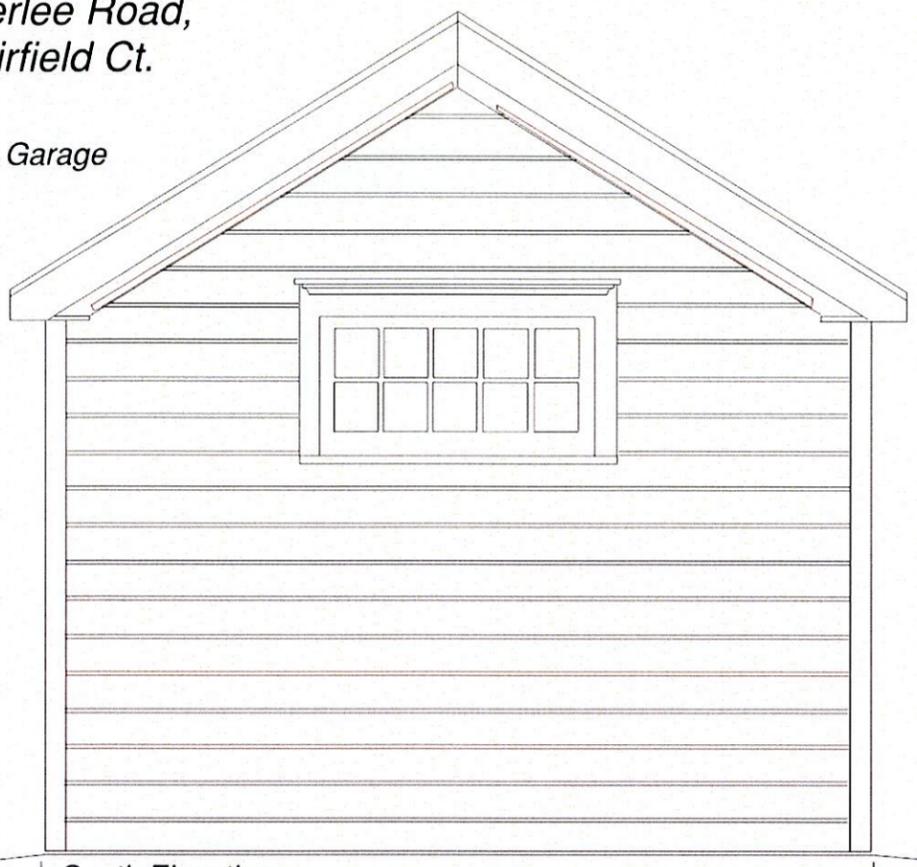
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

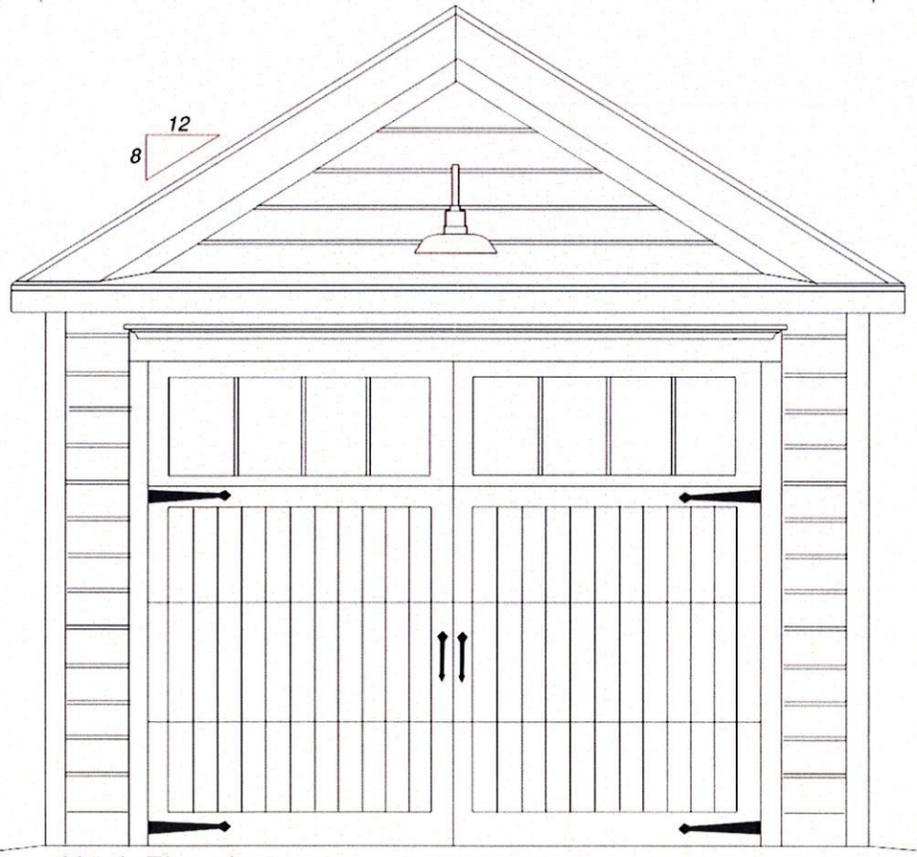
Melanie Horn Residence
#1 Satterlee Road,
New Fairfield Ct.

Single Car Garage



South Elevation

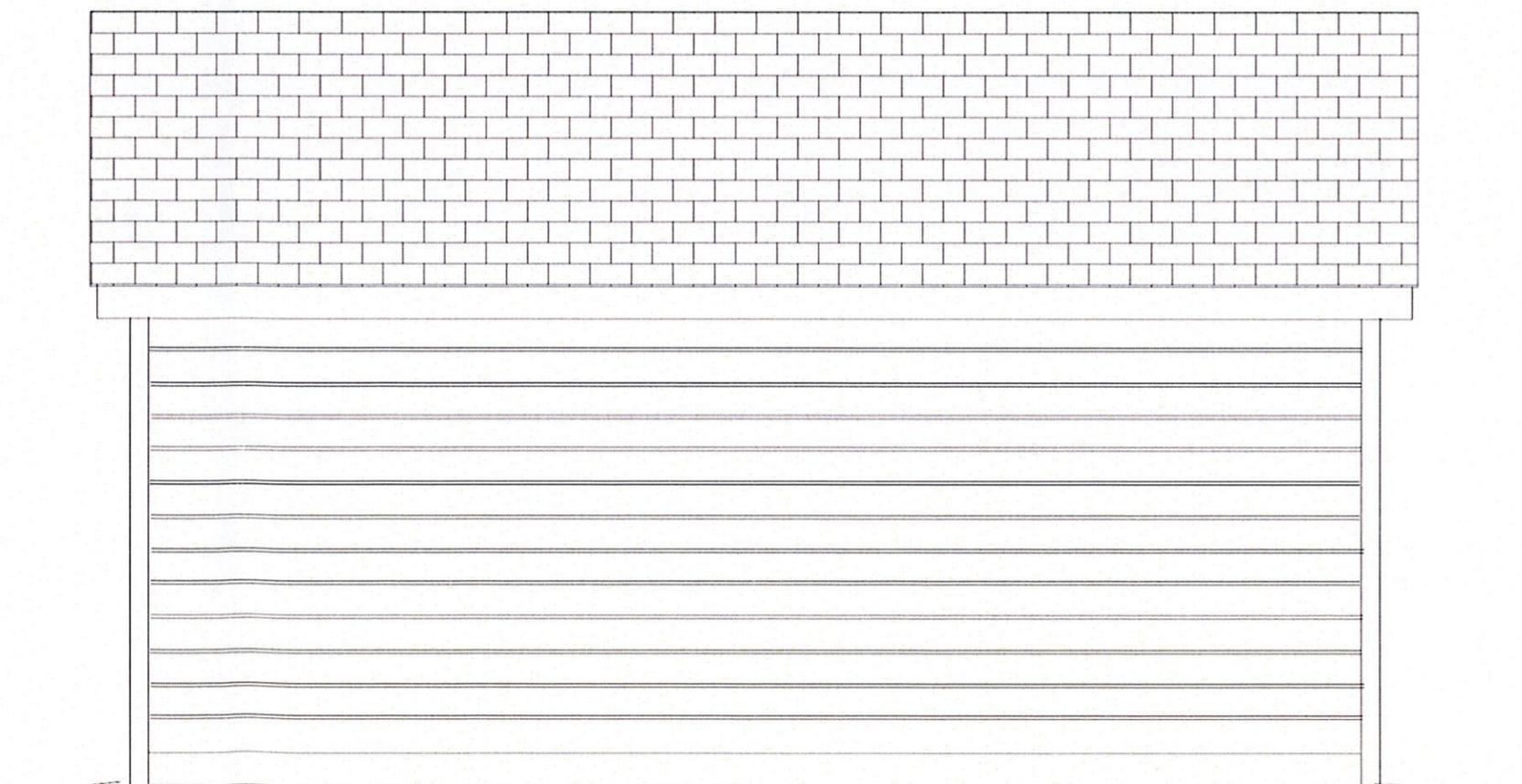
12'-2 1/2"



North Elevation



East Elevation



West Elevation

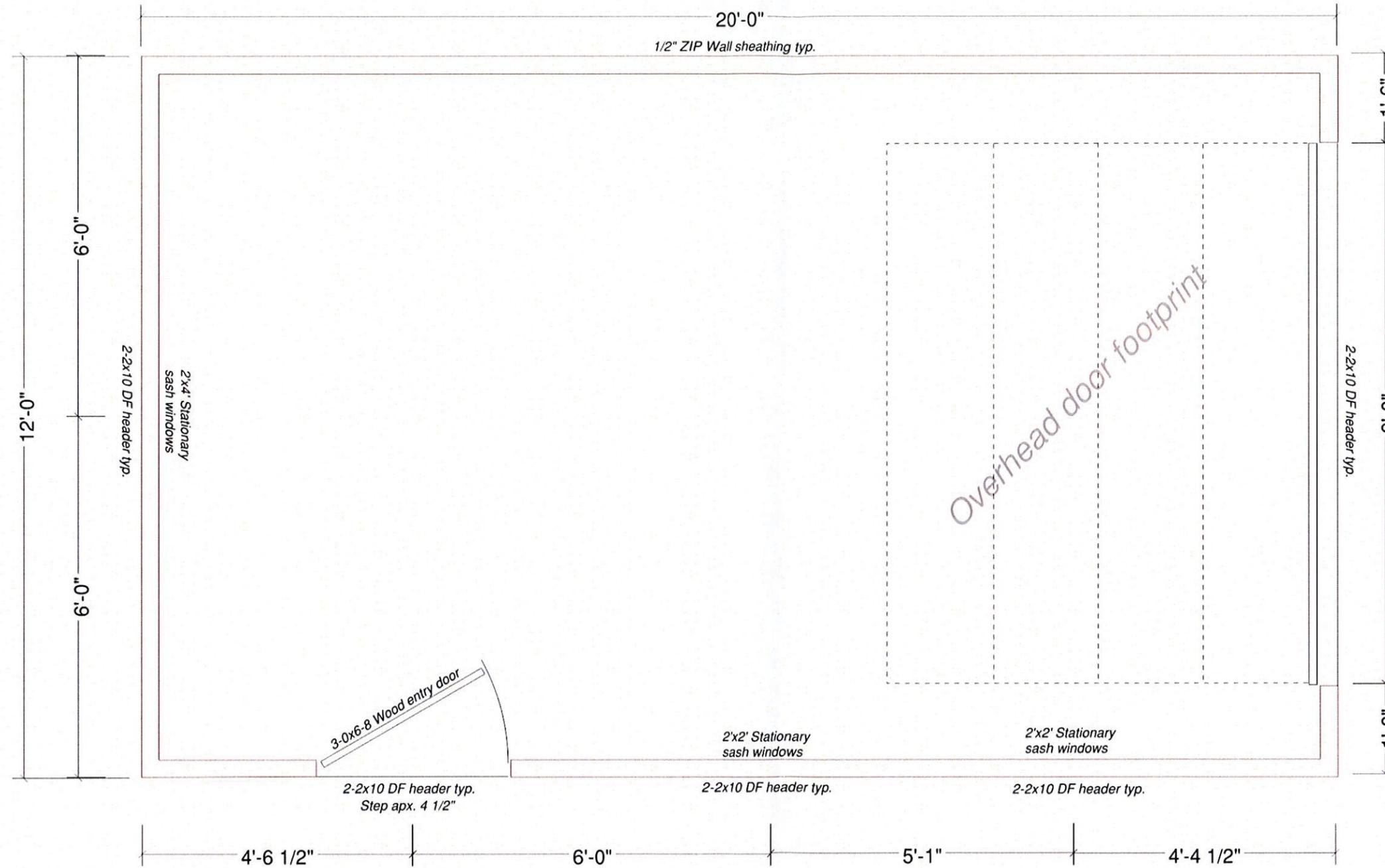
20'-2 1/2"

Drawing scale
3/8" per ft

Melanie Horn Residence
#1 Satterlee Road,
New Fairfield Ct.

Single Car Garage

Floor plan

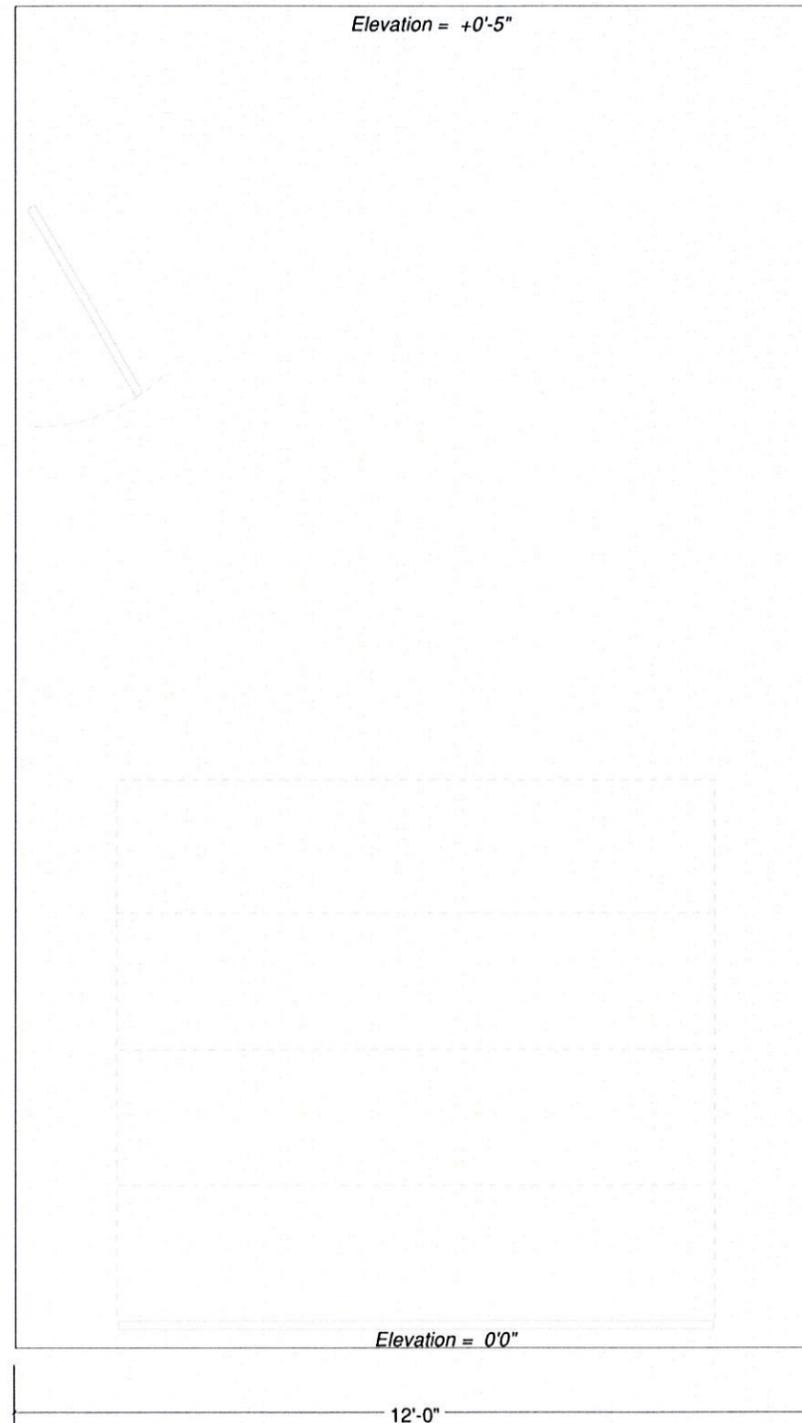


Drawing scale
1/2" per ft *JS*

Melanie Horn Residence
 #1 Satterlee Road,
 New Fairfield Ct.

Foundation details

FOUNDATIONS



R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂. The *braced wall panels* at exterior walls of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous footings. All required interior *braced wall panels* in buildings with plan dimensions greater than 50 feet (15 240 mm) shall also be supported by continuous footings.

TABLE R403.1
MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (inches)*

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.
 a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D₀, D₁ and D₂, as established in Table R301.2(1), shall have minimum reinforcement. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D₀, D₁ and D₂ where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be

installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D₀, D₁ and D₂ where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D₀, D₁ and D₂ masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family *dwelling*s which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings, supporting columns or pedestals are permitted.

R403.1.3.1 Foundations with stemwalls. Foundations with stem walls shall have installed a minimum of one No. 4 bar within 12 inches (305 mm) of the top of the wall and one No. 4 bar located 3 inches (76 mm) to 4 inches (102 mm) from the bottom of the footing.

R403.1.3.2 Slabs-on-ground with turned-down footings. Slabs on ground with turned down footings shall have a minimum of one No. 4 bar at the top and the bottom of the footing.

Exception: For slabs-on-ground cast monolithically with the footing, locating one No. 5 bar or two No. 4 bars in the middle third of the footing depth shall be permitted as an alternative to placement at the footing top and bottom.

Where the slab is not cast monolithically with the footing, No. 3 or larger vertical dowels with standard hooks on each end shall be provided in accordance with Figure R403.1.3.2. Standard hooks shall comply with Section R611.5.4.5.

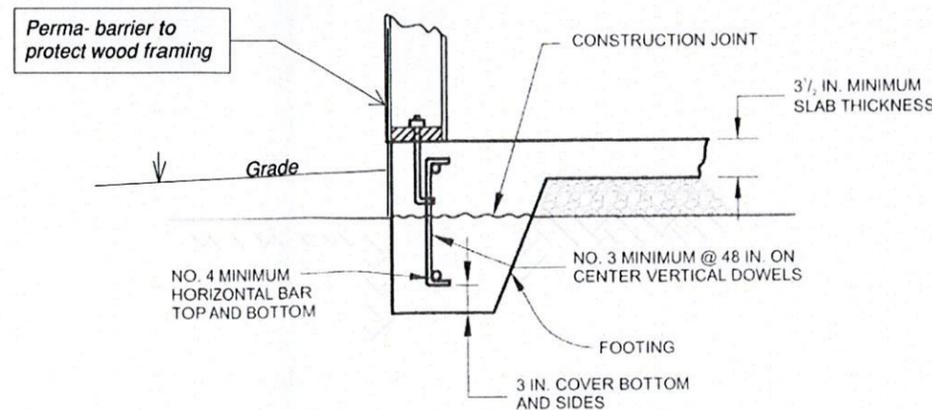
R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

Exceptions:

1. Protection of freestanding *accessory structures* with an area of 600 square feet (56 m²) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding *accessory structures* with an area of 400 square feet (37 m²) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

Footings shall not bear on frozen soil unless the frozen condition is permanent.

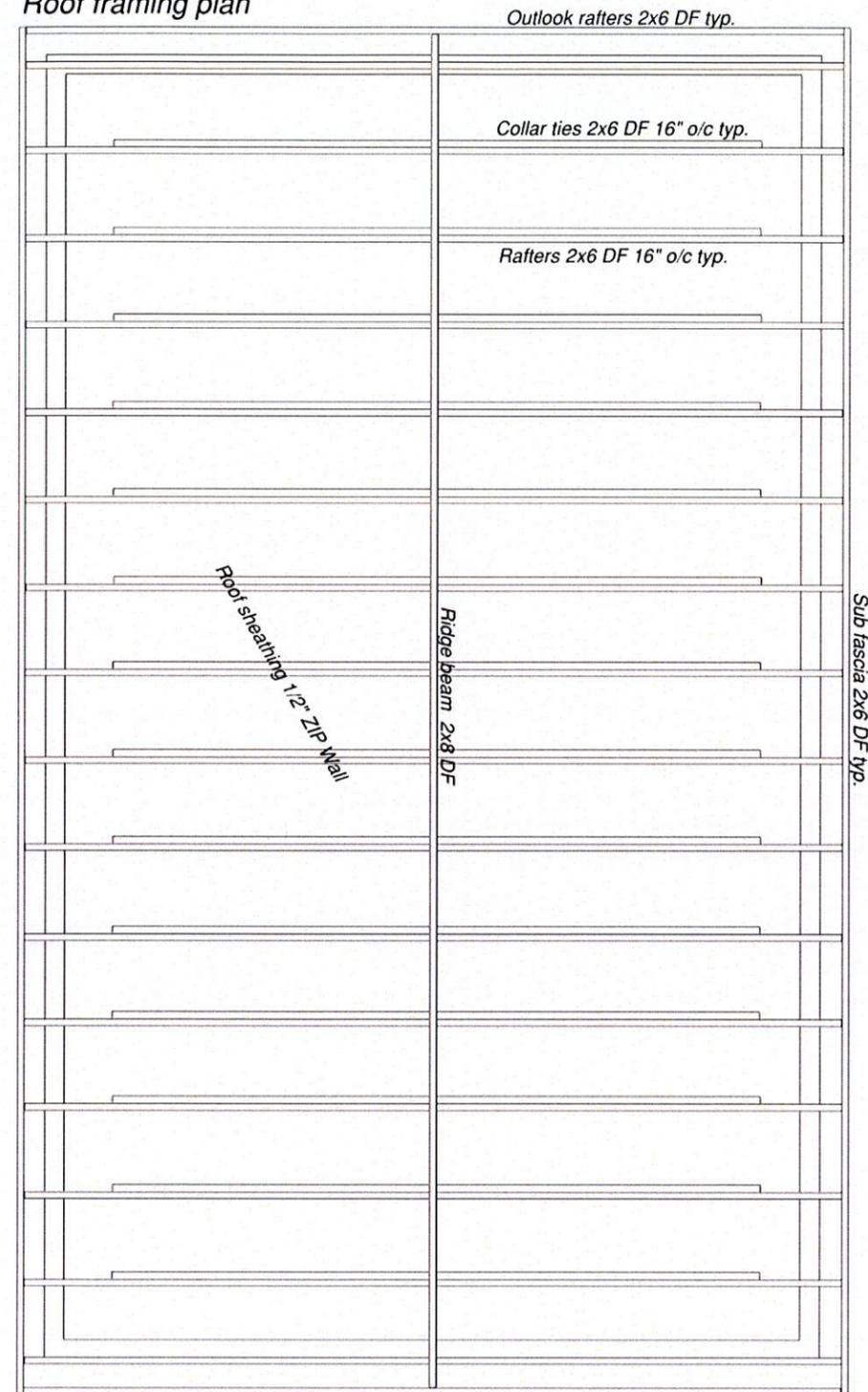


For SI: 1 inch = 25.4 mm.

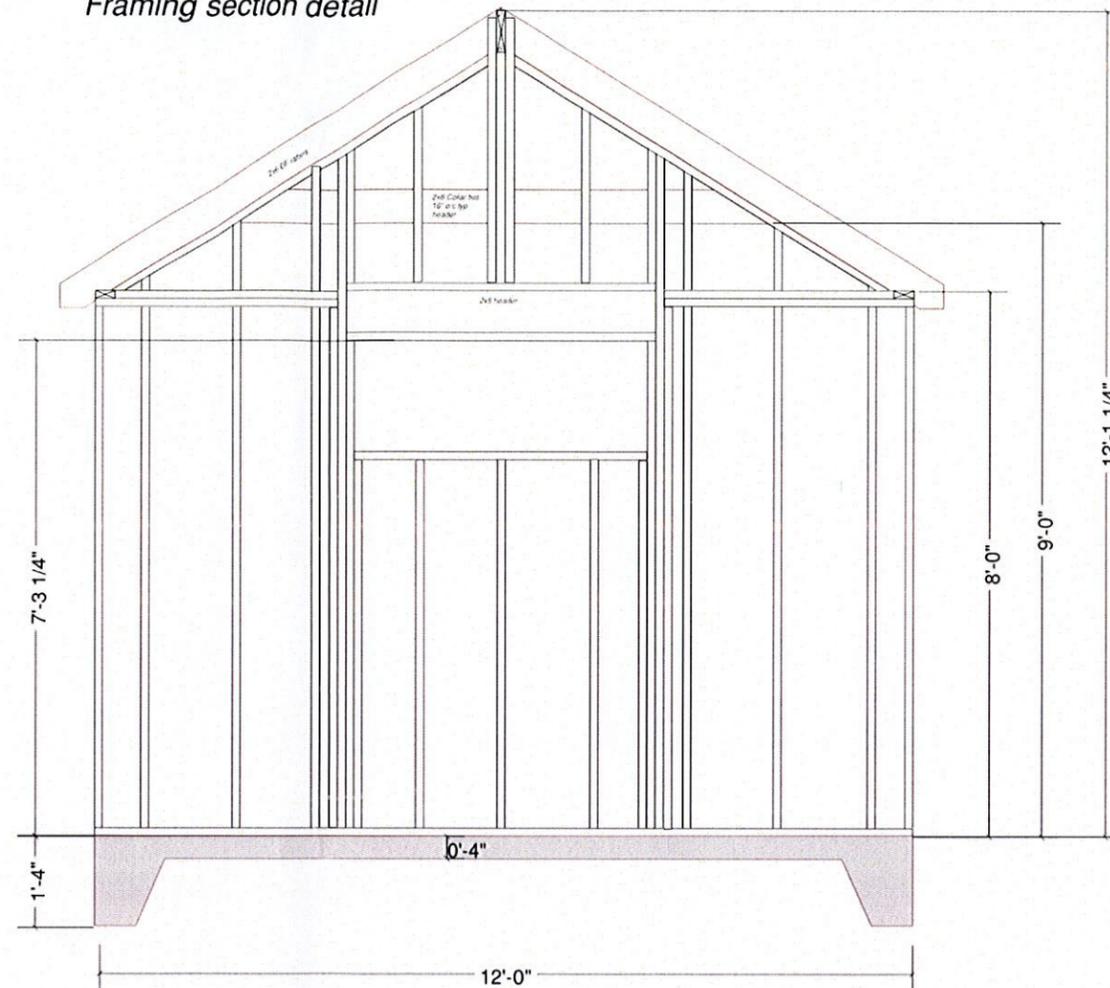
FIGURE R403.1.3.2
DOWELS FOR SLABS-ON-GROUND WITH TURNED-DOWN FOOTINGS

Melanie Horn Residence
#1 Satterlee Road,
Jew Fairfield Ct.

Roof framing plan



Framing section detail



Drawing scale
3/8" per ft