

APPLICATION OR APEAL#: 27-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Scott and Roseanne DeBellis
Mailing Address: 45 Rita Drive
New Fairfield Ct 06812 Phone#: 914 844 0156
Email: rdebellis310@gmail.com

2) Premises located at: 45 Rita Drive on the (N S E W) side of the street
at approx. 1320 feet (N S E W) from Karen Drive (nearest intersecting road).

3) Property Owner Name: Scott and Roseanne DeBellis

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 23 Block No.: 16 Lot No.: 42

5) Zone in which property is located: R-88 Area of Lot: 1.044 ac

6) Dimensions of Lot: Frontage: 150 ft Average Depth: 303

7) Do you have any Right of Ways or Easements on the property? yes - 10' Blanket + Drainage Easement

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: Variance is requested to enhance the social, emotional and physical well-being of our children and our family as a whole; we would like to install aboveground pool 3ft setback over

*Hardship: Our hardship is premised on the fact that we have a pre-existing, non-conforming, narrow, shallow lot. In addition,

11) Date of Zoning Commission Denial: April 26, 2022
12) Variance(s) Requested: () USE () DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter
we have excess rock throughout the rear westerly portion of the property.

Setbacks Requested: Front to: 35" Rear to: _____
Side to: 35" to 32" Side to: _____

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: 4/19/22

#6

received
4-21-22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: April 26, 2022

PROPERTY OWNER: Scott & Roseanne DeBellis

PROPERTY ADDRESS: 45 Rita Drive

APPLICANT/AGENT: Scott & Roseanne DeBellis

MAILING ADDRESS: 45 Rita Drive

ZONING DISTRICT: R-88 **MAP:** 23 **BLOCK:** 16 **LOT:** 42

Please be advised that the applicant would like to (See Noncompliance).

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)

3.1.5-Minimum Lot Area & Frontage (A+B)

3.1.6-Minimum Building or Structure Setbacks (B)

3.1.1.1-Minimum Lot Dimensions

7.1.1.1-Improved Lots in Validated Subdivision or Recorded Subdivision and Resubdivision (A+B)

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

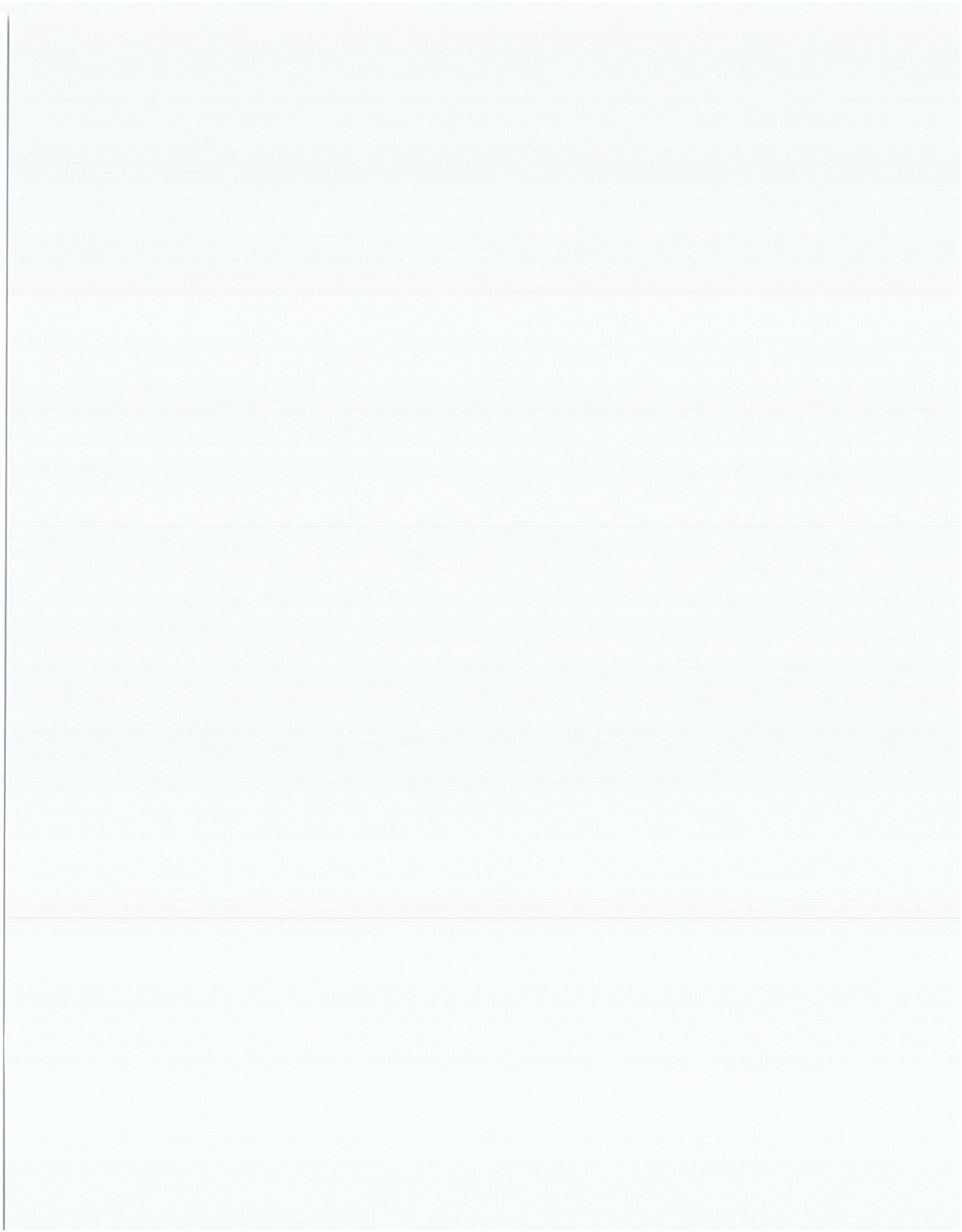
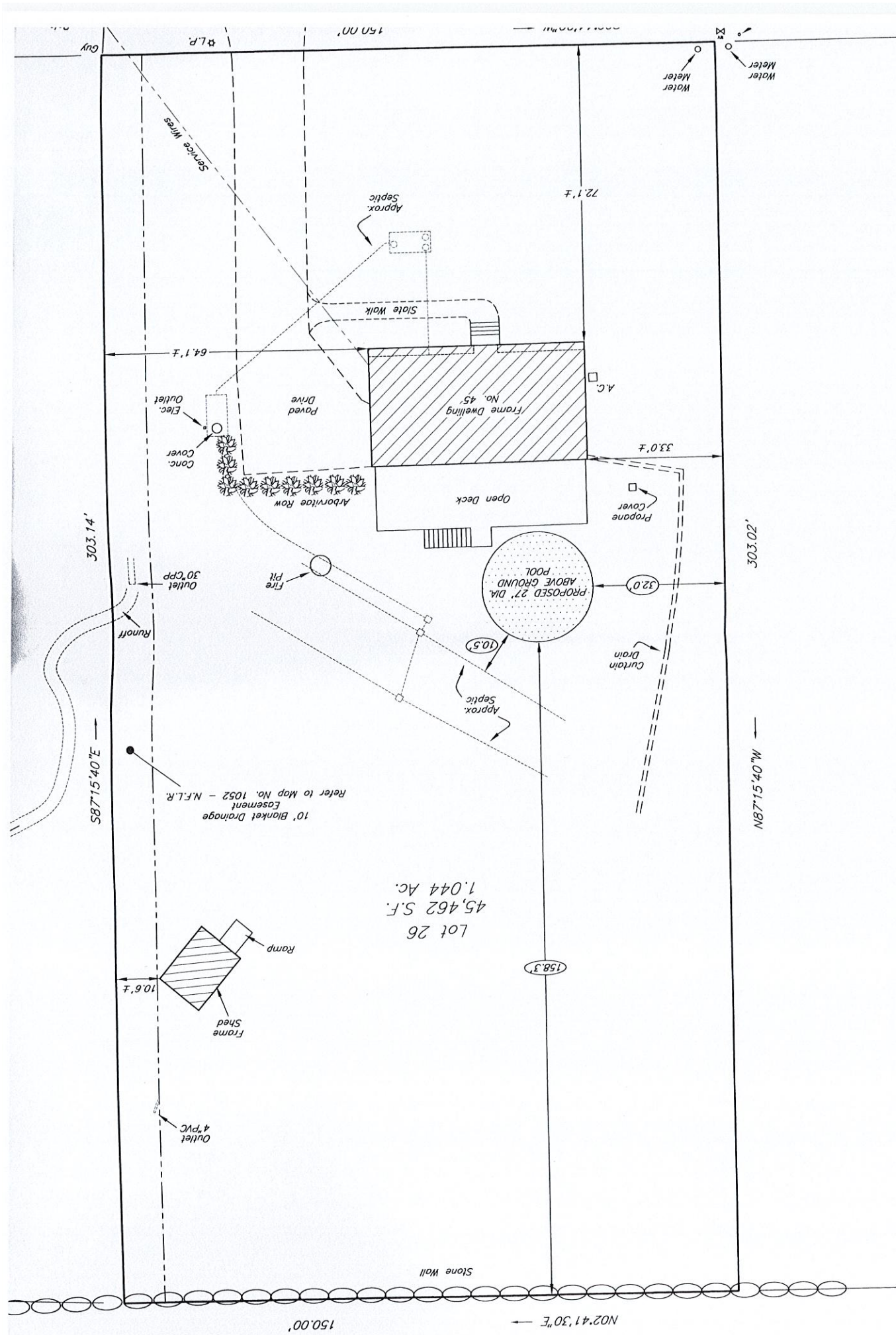
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



Your own vacation destination

Enhance your garden's colorful look with an extra splash of blue. Surrounded by the glorious greenery of summer and a rainbow of flowers, the intense, enchanting blue of your very own pool will beckon you like the sea. That hazy, lazy beach feeling is right at your back door.

Cap sur les vacances

Carte blanche au bleu, pour donner grand teint à votre jardin ! Entouré de verdure et de couleurs fleuries, l'azur de la piscine ressort, intense et ensorcelant, comme celui de la mer. Le bonheur-plage est à votre portée. Qui résistera à la baignade ce soir ?

Ledge covers:

They perfectly adjust to the upright heads while insuring the pool with a circular orientation.

Joint de margelle:

Ils s'ajustent parfaitement en enveloppant la tête du poteau et confirment avec harmonie la forme circulaire de la piscine.

Top ledges: 7" wide

Made of Synflex resin, their profiled circular form provides superior elegance and sophistication. Curved top ledges offer a perfect look and an outstanding rigidity.

Margelles: Largeur 17,8cm (7po)

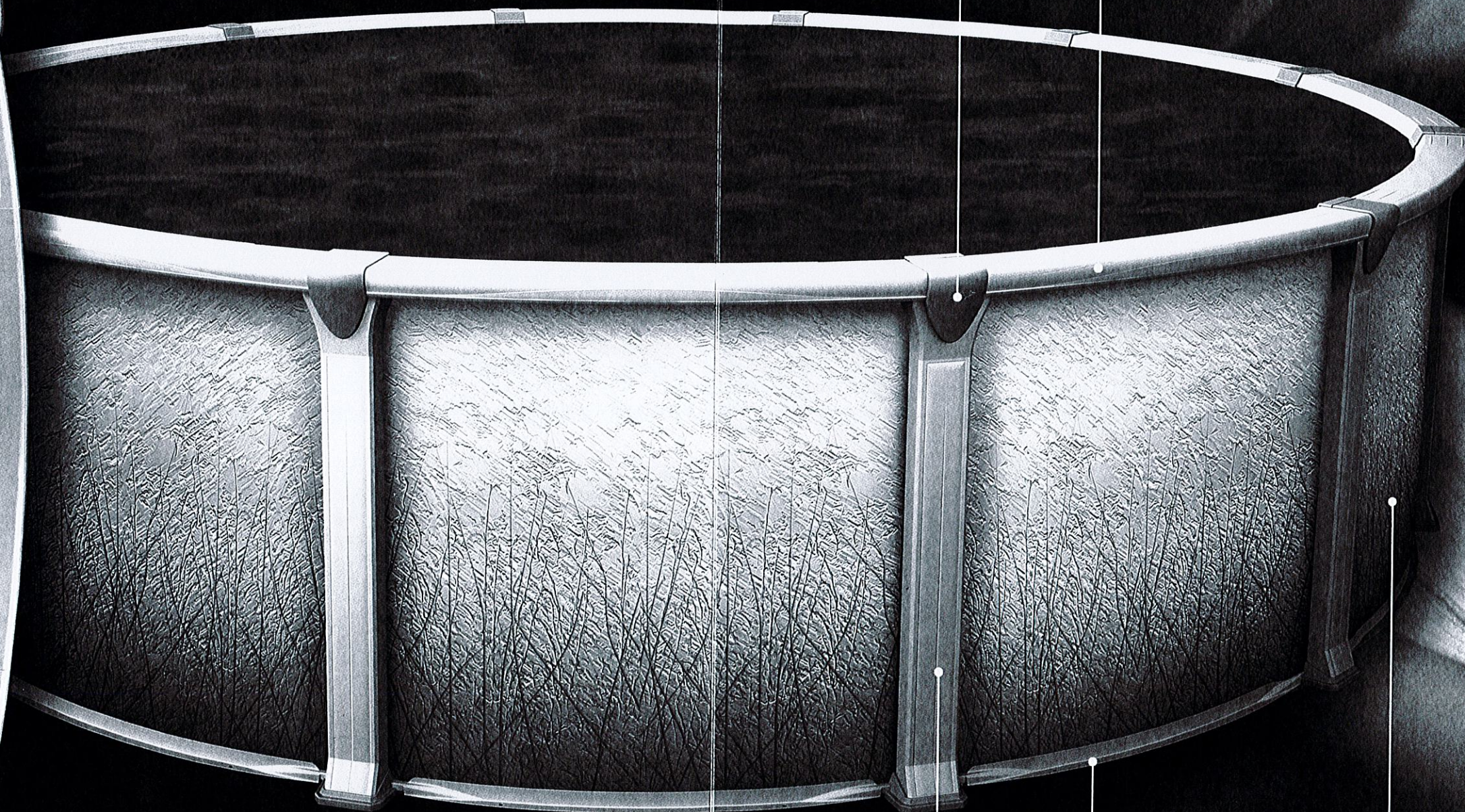
Faits de résine Synflex, ils sont d'une élégance et d'un raffinement supérieurs grâce à leur forme circulaire profilée. D'apparence impeccable, ils ont une finition arrondie et une rigidité hors pair.

Stabilizers:

Stabilizers are 1-1/4 inch wide. They safely secure the vinyl liner in position and stabilize the wall while insuring its constant circular orientation.

Rails supérieurs:

Elles ont une largeur de 1 1/4". Ces rails retiennent la toile sans l'abîmer et assurent au mur une position stable et une orientation circulaire.



Injection Molding:

All the components of the resin pool structure are molded by an injection process that enables us to reinforce every one of these components (ribbing process), to curve the top ledge and also, to use a sturdy snap-on process that eliminates most of the hardware. All resin components are colorfast throughout.

Moulage par injection:

Toutes les composantes de structures de piscines en résine sont moulées par injection, ce qui permet de courber les margelles, d'utiliser le principe de pièces emboîtantes éliminant les vis et les pièces de métal et finalement de renforcer, par un système de nervures, toutes les composantes de structure.

Uprights: 6" wide

Pillars of the pool structure, they are reinforced with embossed patterns that insure stabilization of the top ledge. They have profiled and harmonious designs for better rigidity and a perfect look.

Poteaux: Largeur 15,2cm (6po)

Véritables piliers de la structure, ils sont renforcés de nervures permettant une meilleure assise des margelles. Ils ont une forme profilée et harmonieuse pour un coup d'œil impeccable et une rigidité accrue.

Bottom rails: 1,5"

Made of Synflex resin they now come with exterior shields giving them strength and style while locking the wall into place. The outside surface of the rails prevent the wall from coming out when the ground heaves.

Rails inférieurs: 3,8cm (1,5po)

Faites de résine Synflex et maintenant avec bandes protectrices à l'extérieur qui facilitent l'installation du mur et donnent style et renforcement. La paroi de la rail munie de ces bandes prévient la sortie du mur en temps de gel et dégel.

Wall:

Color and design: The Vespa wall matches the Pearl structure.

Mur:

Motif et couleur: Mur Vespa s'harmonisant avec la structure Perle.

Influence

Combining the practical with extraordinary...

Influence's appeal lies in its refined aesthetic feel. Every element comes together in complete harmony, combining the practical with the extraordinary for both appearance and comfort. Ultra attractive wall, smoothly curved top ledge, sturdy uprights, strong lines, solid construction, simplicity of design: it all adds up to Influence beauty... and to years and years of vacationing pleasure for you to enjoy at home!

Lier l'utile au remarquable...

Son esprit esthétique fait preuve d'une étonnante sobriété. Liant l'utile au remarquable, ses éléments s'unissent de façon harmonieuse, tant pour le plaisir de l'œil que pour celui de votre confort. Paroi décorative, margelles courbes, montants robustes, tous contribuent à assurer la beauté d'Influence, en respectant les règles de la simplicité et de la solidité. Nombreux étés de baignade en vue !

AQUA
LEADER