

APPLICATION OR APEAL#: 25-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Justin Shade
Mailing Address: 117 State Route 39
New Fairfield, CT 06812 Phone#: 718-986-7325
Email: Justin.Shade@gmail.com

2) Premises located at: 117 State Route 39 North on the (N S E W) side of the street
at approx. 500' NE feet (N S E W) from Sweetcake MTN Road (nearest intersecting road).

3) Property Owner Name: Justin Shade

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 19 Block No.: 1 Lot No.: 26

5) Zone in which property is located: 2 Area of Lot: 1.13 Ac

6) Dimensions of Lot: Frontage: 30 ft Average Depth: 100 ft

7) Do you have any Right of Ways or Easements on the property? Yes, I own the driveway that is shared with 115 and 119 State Route 39

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: September 2019

10) Proposal for which variance is requested: Installation of Wood Shed 12' x 24' in size located in Front Yard, with non standard setbacks.
Shed will be installed on gravel Patio, 6" deep measuring 14' x 26'

Installation of Above Ground Pool with Deck with non standard setbacks located side and/or front yard of property

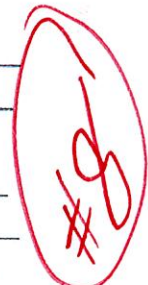
Hardship: There property is pre-existing, non-conforming, odd shaped lot and contains significant rock ledge throughout the property.

11) Date of Zoning Commission Denial: April 26, 2022

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

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

Setbacks Requested: Front to: 10 ft for Shed--from front property line Rear to: _____
20 Ft For Pool--from front property line
Side to: 10 ft for pool--from side property line Side to: _____



13) Use to be made of property if variance is granted: Garden, Tool and Personal Storage and Recreation

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: 4/21/22



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: April 26, 2022

PROPERTY OWNER: Justin Shade

PROPERTY ADDRESS: 117 State Route 39

APPLICANT/AGENT: Justin Shade

MAILING ADDRESS: 117 State Route 39

ZONING DISTRICT: R-88 **MAP:** 19 **BLOCK:** 1 **LOT:** 26

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:

3.0.4-Minor Accessory Structures (A+C+E+F)

3.0.6-Swimming Pools (A+B)

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

3.1.6-Minimum Building or Structure Setbacks (A+B+C)

3.1.11-Minimum Lot Dimensions

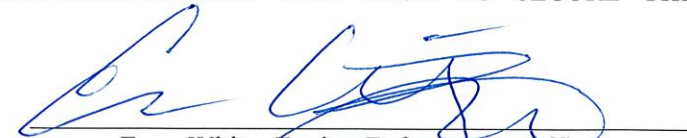
7.1.1.1-Improved Lots in Validated Subdivision or Recorded Subdivision and Resubdivision (A+B)

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



Address: 117 CT-39
 New Fairfield, CT 06812
 Parcel ID: 501900
 APN: 224720
 Map: 19
 Block: 1
 Lot: 26
 Book: 556
 Page: 538
 Lot size: 1.13 Ac
 Owner: SHADE JUSTIN PAUL &
 BERNADETTE R
 Date prepared: 4-23-2022
 Scale 1" = 40'





• **Heavy Duty Pool Liner.**

Kayak warrants it for 30 years, so you know this beaded virgin vinyl liner is tough! For complete staying power, it's 25 mm thick, packed with UV inhibitors and fabricated with super-smooth, snag-free, extended lap seams.

• **Camber Bar Skeleton Supports like a Suspension Bridge.**

By exerting equalizing stresses simultaneously on every side, this subtly-flexed rectangle neutralizes hydraulic forces that can burst circular walls. By design, your Kayak Pool is guaranteed against catastrophic structural failure.

• **Dual Filtration System Means Less Housekeeping for You.**

No need for constant vacuuming to keep water sparkling in your Kayak Pool! The two bottom drains, a feature typically found in high-cost in-ground pools, constantly filters out sediment, so you can work less and play more!

• **Kayak Fencing is Designed with Children in Mind.**

With railings 36 inches high and pickets spaced just 4 inches apart, the pool's extruded aluminum perimeter fence provides superior protection for your children.

• **Swing Up Safety Ladders Locks Out Intruders.**

We make it easy for you to protect fearless children with controlled access to the pool. A special locking feature also protects your pool while you're away.

• **Stainless Steel Pool Ladder for Sure Footed Entry and Exit.**

Rugged, roomy profile has wide treads positioned for safe and comfortable climbing season after season.

EXPERIENCE OUR COMMITMENT TO QUALITY

Built in Quality from the Bottom Up

Your pool is only as sound as its foundation. So before the walls go up and the water goes in, we lay down 4.7-inch-wide, one-piece bottom channels of the strongest grade extruded aluminum used in pool construction today.



Worry Free Patio Decks and Walkways.

Interlocking panels of extruded aluminum are shielded by electrostatically-bonded, slip-resistant paint, then tied into the pool walls and fencing. They'll never rot, crack or need re-treating.



Lifetime Security Behind Amazing WaterWalls.

Kayak presents the perfect wall for on-ground pool construction: rust-free, rot-free, maintenance-free and with the security of a limited lifetime warranty! Highly-developed materials make WaterWalls impervious to weather, water and insect infestation.

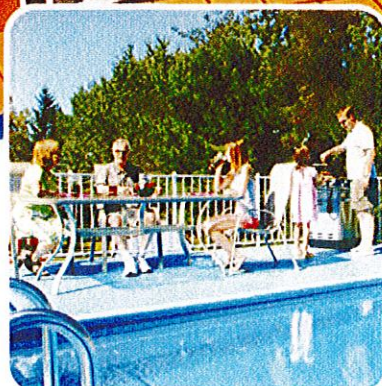
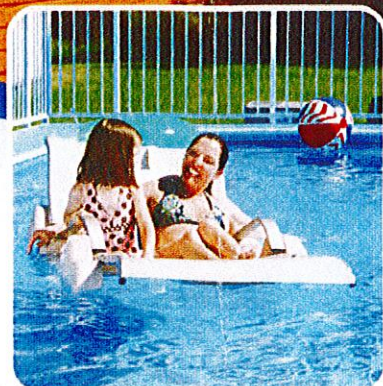
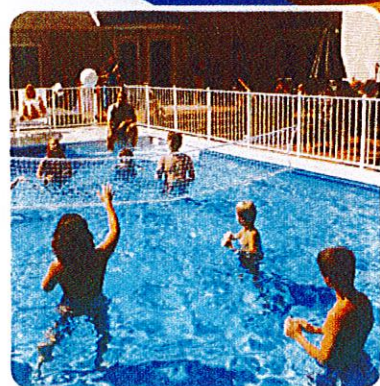


Unique Top Channel

Our top channel incorporates a liner receiver which ties in the deck, walls and wall studs.



FEATURE FOR FEATURE...
THE FINEST POOL AVAILABLE!



ADVANCED DESIGN

To ensure long-lasting enjoyment of your investment, Kayak engineers have developed unique structural solutions to common pool-building problems. Utilizing the latest technology, they have designed a leisure environment that's as beautiful as it is functional.

30 YEAR LIMITED WARRANTY

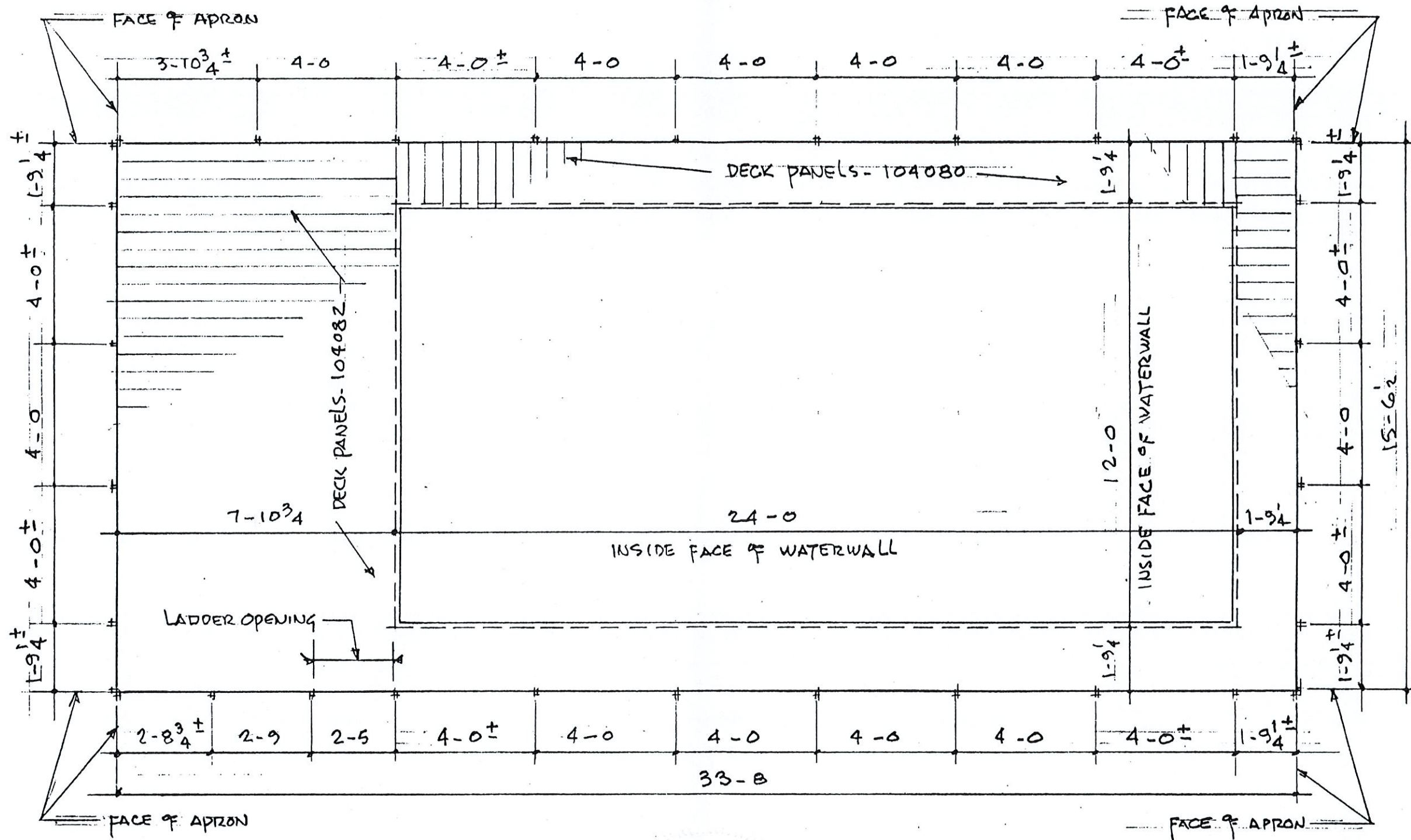
On the primary aluminum structure.

SHAPE IS EVERYTHING

A rectangular pool gives you much more room for water play than a circular pool of comparable capacity. That's why rectangular pools are the only kind Kayak builds. With two-foot walkways on all sides, plus an array of deck arrangements, Kayak pools offer plenty of space for sunning and socializing.

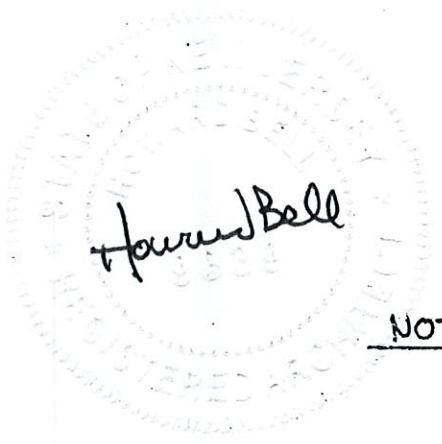
QUALITY CONSTRUCTION

To protect your property, family and guests, no expense is spared and no detail overlooked in the fabrication of your pool's component parts. Only state-of-the-art materials are used, each part passing our rigorous inspection.



DECK PLAN 1/4"

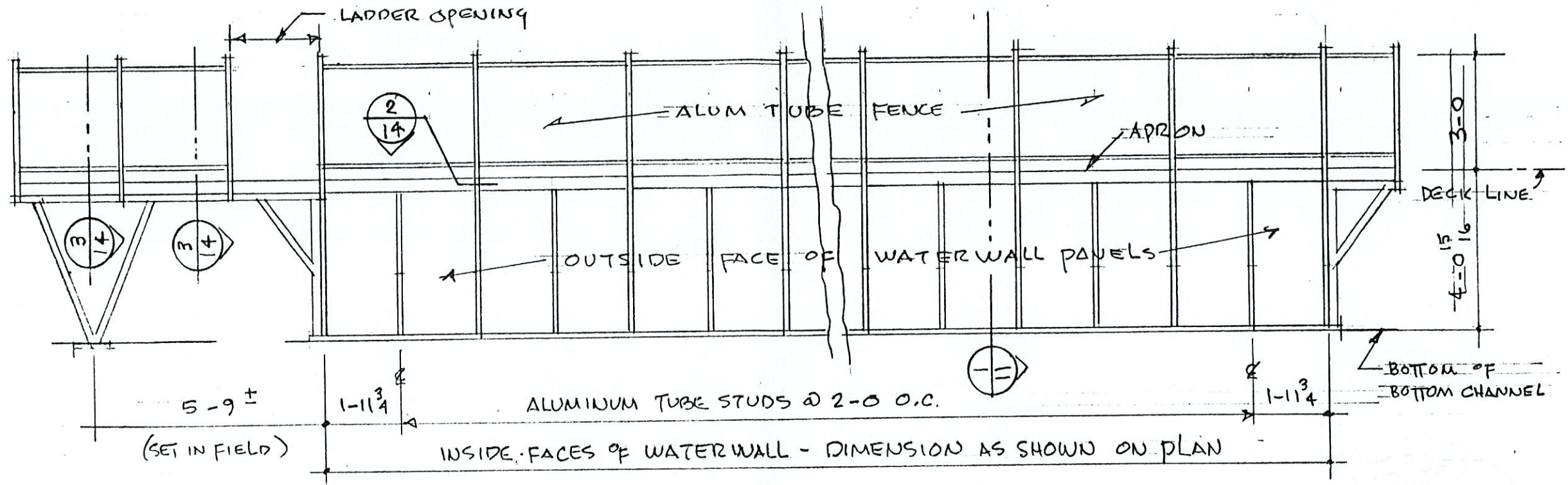
12 x 24 MODEL - SINGLE END DECK



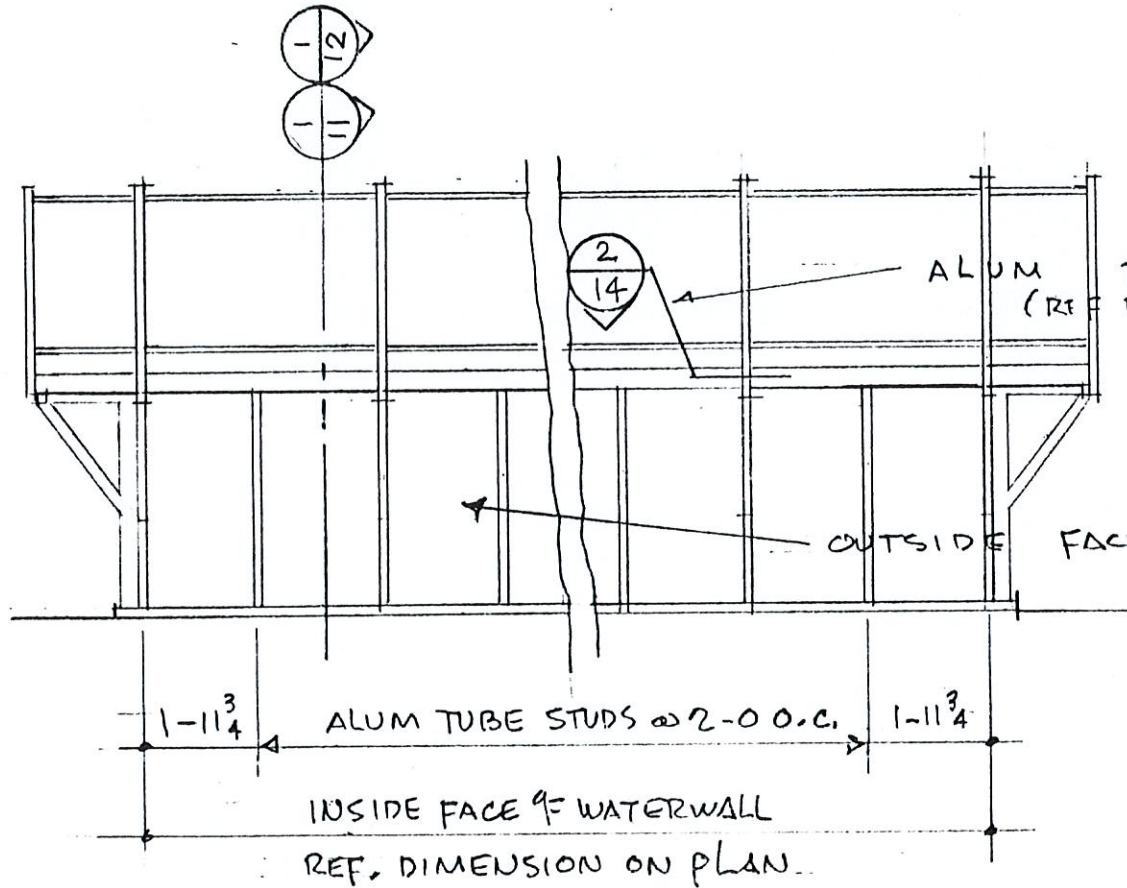
NOTE - REF. DETAIL DWGS 10 THRU 19



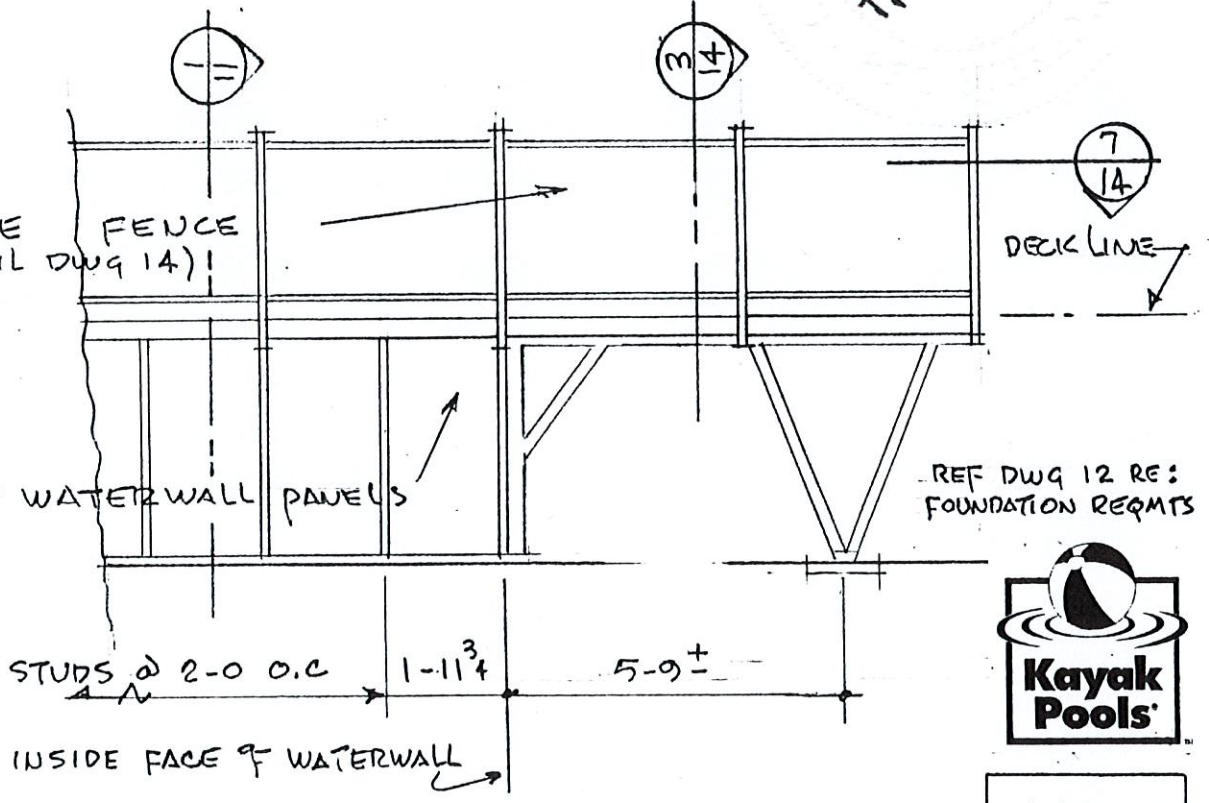
1224-1
02.20.02



TYPICAL SIDE ELEVATION 1/4



TYPICAL END ELEVATION 1/4



PARTIAL SIDE ELEVATION 1/4

Howard Bell

REF DWG 12 RE: FOUNDATION REQMS



10
02-20-02



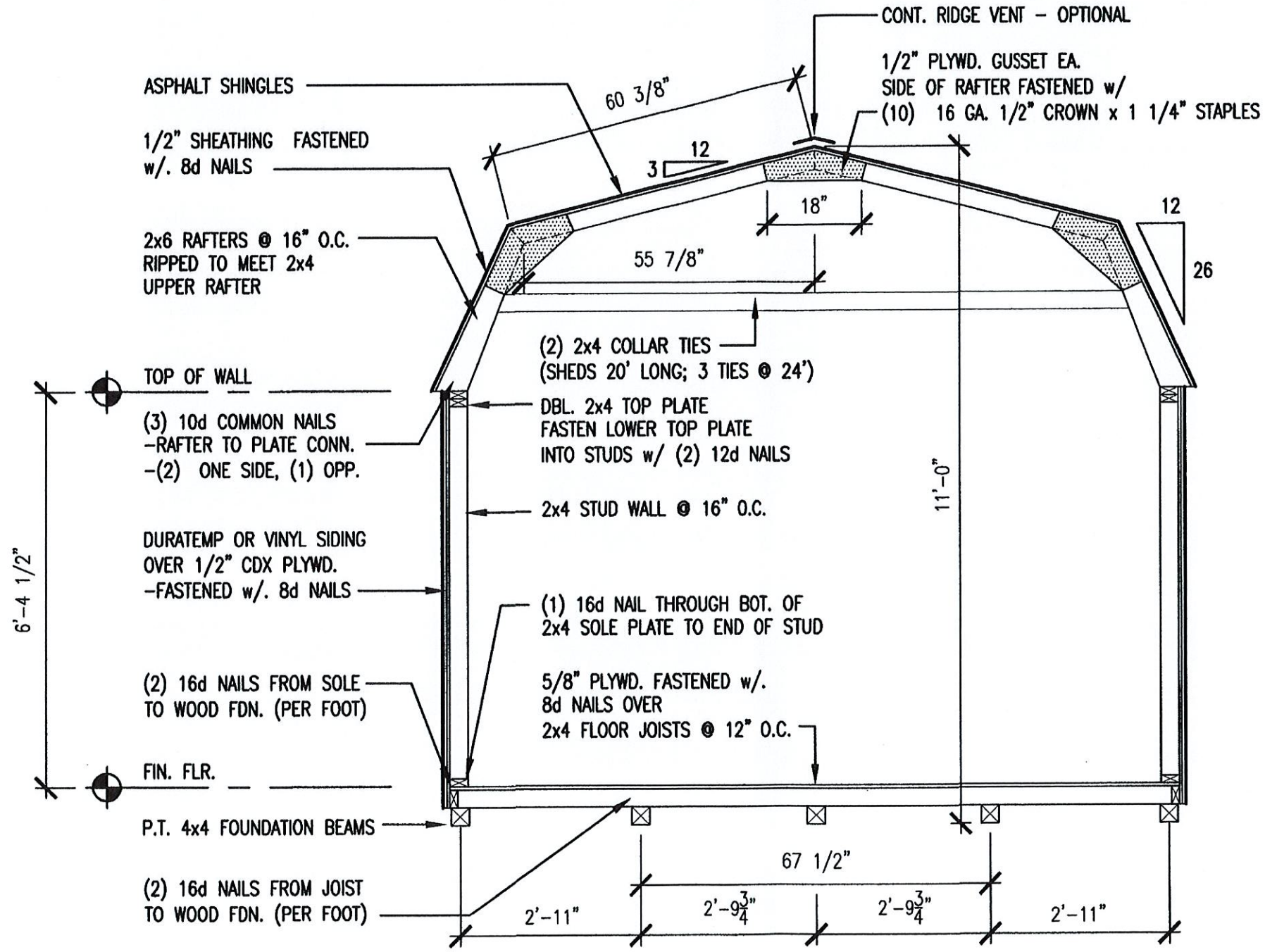
DUTCH BARN

Elite Series Dutch Barn Storage Sheds

The Elite Dutch Barn Shed is a great storage solution for all outdoor spaces. With ample standing room and a roof pitch that allows for tons of storage space, this outdoor shed can be used to store everything in the backyard, and then some! The Elite Dutch Barn comes standard with two windows, 1" x 4" wood trim, deluxe double doors and architectural shingles. This shed is available in 5/8" deep-groove T-111 or vinyl siding.

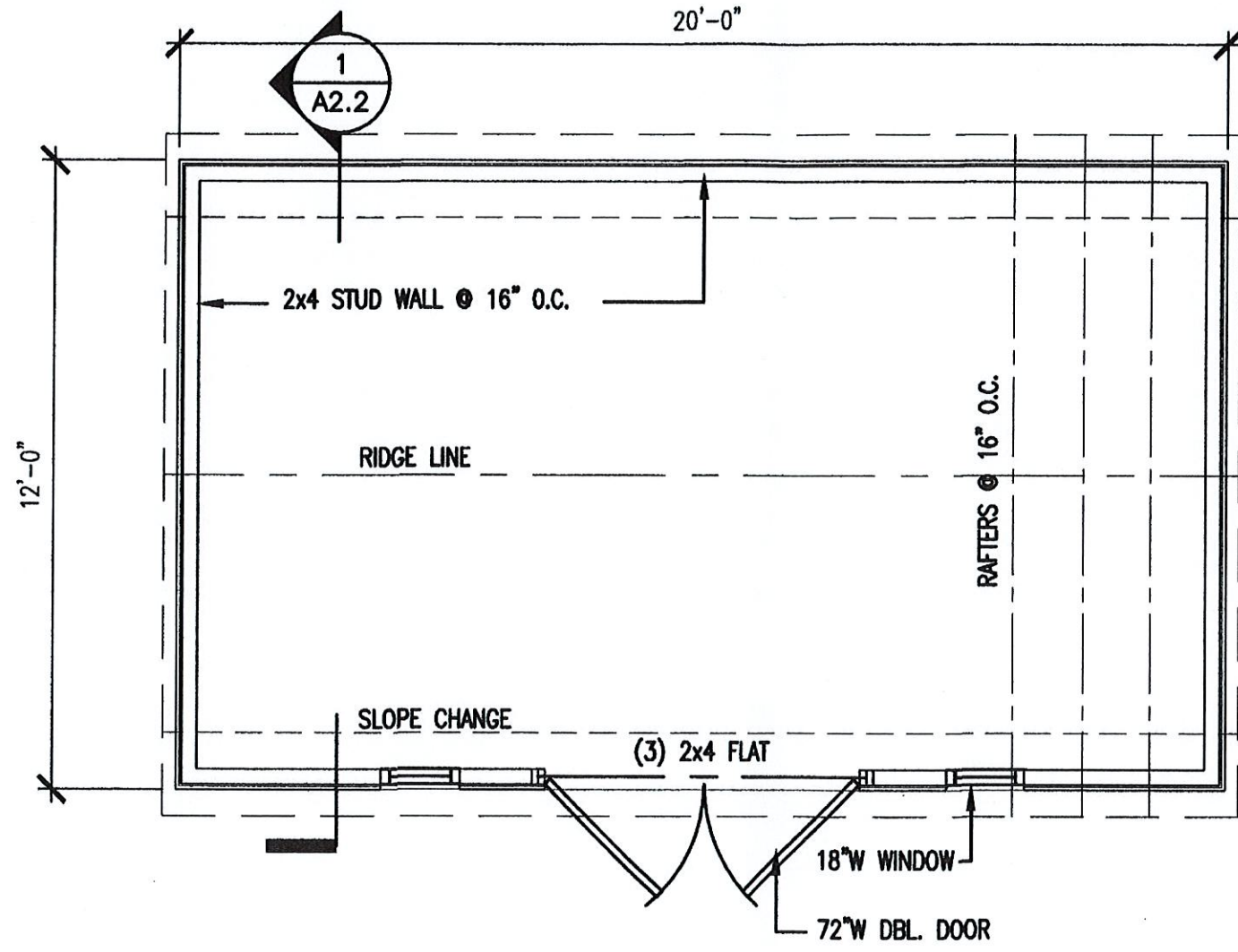
- Shed Sizes Range From 8' x 8' to 14' x 32'
- Windows (8x12 & up): 2 – 18" x 36" Sliders with screens
- Windows (8x8 & 8x10): 1 – 18" x 36" Slider with screen
- 1" x 4" Miratec Wood Window Trim
- Deluxe Wood Door (T-111) or Fiberglass Door (Vinyl)
- 10" Hinges
- 1" x 4" Miratec Corner Trim

- 1" x 6" Miratec Fascia
- 6" Gable Overhang
- Top 3/12 Roof Pitch
- 30 Year Architectural Shingles
- T-111 or Vinyl Siding
- Available Pre-Built or Built on Site



1 SECTION
A2.2 SCALE: 3/8" = 1'-0"

PROJ. # 20004	DWN. BY: RJE	JAN. 30, 2020	SECTION	A2.2
THE BACKYARD COLLECTION				
12' Wide				Backyard Series Dutch Barn
Backyard Series Dutch Barn				
B&B STRUCTURES		568 Gibbons Road Bird-In-Hand, Pa. 17505		Ph. # (717) 656-0783



1
A2.1
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJ. # 20004 DWN. BY: RJE	JAN. 30, 2020 PLAN	THE BACKYARD COLLECTION <h2 style="margin: 0;">12' Wide</h2> Backyard Series Dutch Barn
B&B STRUCTURES 568 Gibbons Road Bird-In-Hand, Pa. 17505 Ph. # (717) 656-0783		<h1 style="margin: 0;">A2.1</h1>