

APPLICATION OR APEAL#:

51-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Connor Roscoe
Mailing Address: 2 Sunset Drive Danbury CT 06811
Phone#:
Email: Connor.r.roscoe@gmail.com

2) Premises located at: 3 Woods Road on the (N S E W) side of the street
at approx. 250 feet (N S E W) from Ridgeway Road (nearest intersecting road).

3) Property Owner Name: Robert Roscoe
Interest in Property: OWNER [checked] CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 1 Lot No.: 13

5) Zone in which property is located: R-44 Area of Lot: 1.05 Acres

6) Dimensions of Lot: Frontage: 50 Average Depth: 92

7) Do you have any Right of Ways or Easements on the property? N/A

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: # 02-22 3-17-22

10) Proposal for which variance is requested: Side yard set back to 6'6" and 5'10" for placement of AC Condenser & Propane tank Also 2'6" side and 12'5" Rear setback for plastic shed

Hardship: Pre existing non conforming narrow lot with significant slope through out

11) Date of Zoning Commission Denial: December 20, 2022

12) Variance(s) Requested: () USE (X) DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: Rear to: (Propane) 36" (Shed) 12'5"
Side to: (AC) 5'10" Side to: (Shed) 2'6"
(Propane) 6'6"

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: 12-15-22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: December 20, 2022

PROPERTY OWNER: Robert Roscoe

PROPERTY ADDRESS: 3 Woods Road

APPLICANT/AGENT: Connor Roscoe

MAILING ADDRESS: 2 Sunset Drive, Danbury CT 06811

ZONING DISTRICT: R-44 **MAP:** 45 **BLOCK:** 1 **LOT:** 13

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:

3.0.4-Minor Accessory Building & Structures (A-G)

3.0.10-Mechanical Equipment

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

3.2.7-Maximum Building Area

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

**New Fairfield Zoning Board of Appeals
4 Brush Hill Road
New Fairfield, Connecticut 06812**

VARIANCE

Pursuant to the requirement of the Connecticut General Statutes, the Zoning Board of Appeals of the Town of New Fairfield hereby gives notice that it has granted a Variance of the Zoning Regulations as more particularly set forth below:

RECORD OWNER OF PROPERTY: Robert Roscoe

PROPERTY LOCATED AT: 3 Woods Road

ZONING DISTRICT: R-44; Map: 45; Block: 1; Lot: 13

VARIANCE DESCRIPTION: A front setback to 25.2', side setbacks to 11.9' and 5' and a rear setback to 15' to allow reconstruction of a single-family house per the plans as submitted to the Zoning Board of Appeals on April 21, 2022.

ZONING SECTIONS VARIED: 3.2.5A&B, 3.2.6A, 3.2.6B, 3.2.6C, 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E

I hereby certify that the Zoning Board of Appeals of the Town of New Fairfield approved this variance on April 21, 2022.

Application # 02-22

Dated: April 21, 2022

Joseph DePaul

Joseph DePaul, Chairman
Zoning Board of Appeals

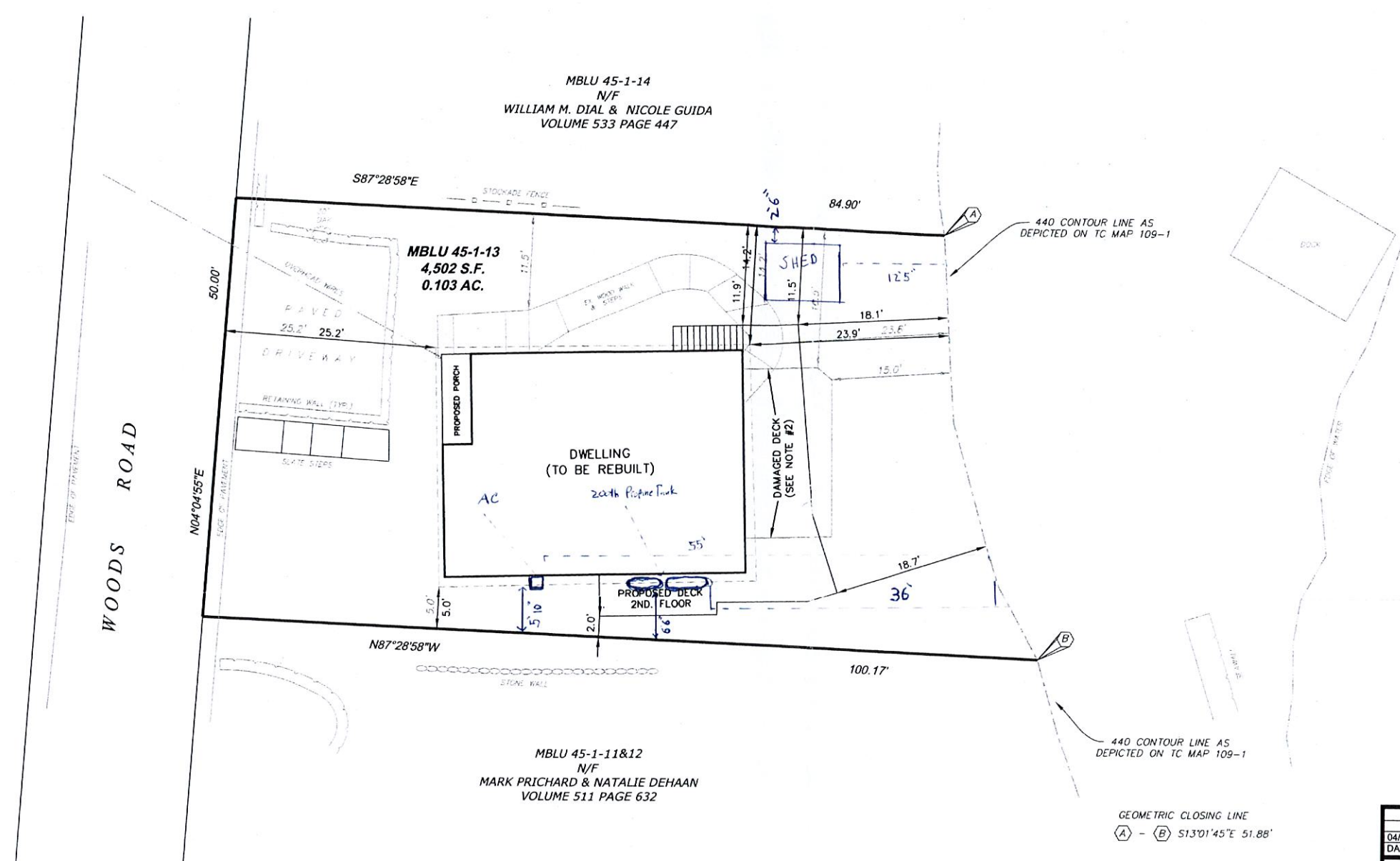
While in the Business Session, Christine Garabo made a motion to accept the February Minutes as presented, duly 2nd, approved 5-0. John McCartney asked the Chairman to clarify that ZBA members cannot participate in Zoning meetings as the ZBA can appeal any decision made by Zoning and the Zoning Enforcement Officer and it would create a conflict of interest. John McCartney suggested a joint meeting with Zoning to address the Zoning Regulations. Joe DePaul stated that he would have to check with the Town Attorney. Joe DePaul questioned why the updated Zoning Regulations have not been updated on the Zoning website. Evan White stated that entire Zoning Regulations are being updated and have not been finalized. Joe DePaul also asked the board not to 'reply all' to emails other than the meeting invitations as they might constitute an illegal meeting.

Continued Application # 02-22: Roscoe, 3 Woods Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 25.2', 3.2.6B Side Setbacks to 11.5' and 2', 3.2.6C Rear Setback to 15', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing and rebuilding an existing house on same footprint with a 3' increase in height and deck addition. Zoning District: R-44; Map: 45; Block: 1; Lot: 13.

Bob Roscoe returned to the board with updated setbacks for his proposal. The board had a difficult time ascertaining existing and proposed setbacks as they were not properly shown on an updated survey. Caren Carpenter, agent, said that she thought the board just needed the revised setbacks. Ann Brown noted that the applicant was asked for one set of plans that show both existing and proposed setbacks at last month's meeting. A lengthy conversation ensued over the plans, setbacks, stairways and the dimensions of the previous existing deck. Evan White looked up the field card and ascertained the deck's dimensions were 10'x20' before the 2018 microburst. Joe DePaul asked the public for comment. None given. The board asked the applicant to continue the application to acquire updated plans which show existing and proposed dimensions. Bob Jano made a motion to continue Application # 02-22 until next month, duly 2nd, approved 5-0. Application continued.

Continued Application # 03-22: Lamp, 9 Amber Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools and 3.1.6C Rear Setback to 45' for the purpose of installing an in-ground pool. Zoning District: R-88; Map: 12; Block: 1; Lot: 4.

Megan Lamp returned to the board and noted that the board asked her to obtain a letter of support from her neighbor. Igor Odessey, 4 Twins Ponds Court, agreed to the landscaping as illustrated on their landscape design plan. The applicants were also asked to provide a landscape design plan for their proposal to install an in-ground swimming pool. Joe DePaul asked that the applicant give a precise number and type of trees which would be used to screen the area which would be a contingency of the variance. It was determined that twelve 5-6' arborvitae trees would be placed 3' apart around the pool and twelve green giant and twelve arborvitae would be staggered around the rear property line in a way that would block the neighbor's view of the pool. Joe DePaul asked the public for comment. None given. The board entered into the



MBLU 45-1-14
N/F
WILLIAM M. DIAL & NICOLE GUIDA
VOLUME 533 PAGE 447

MBLU 45-1-13
4,502 S.F.
0.103 AC.

MBLU 45-1-11&12
N/F
MARK PRICHARD & NATALIE DEHAAN
VOLUME 511 PAGE 632

LAKE
CANDLEWOOD

MBLU 7-1-1
N/F
FIRSTLIGHT CT HOUSATONIC, LLC
VOLUME 537 PAGE 1295

GEOMETRIC CLOSING LINE
A - B 513'01'45"E 51.88'

NOTES:

1. THE SUBJECT PROPERTY LIES IN THE R-44 ZONE.
2. DECK THAT WAS DESTROYED DURING THE MICROBURST ON MAY 15, 2018 AS PER THE OWNER.
3. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.

REFERENCES:

1. TAX MAPS AND ZONING MAP OF THE TOWN OF NEW FAIRFIELD.
2. MAP ENTITLED "EXHIBIT G - SHEET 22 OF 29 SHEETS - AUGUST 30, 2013, ROCKY RIVER DEVELOPMENT, HOUSATONIC RIVER PROJECT No. 2576, PROJECT MAP, FIRSTLIGHT POWER GENERATION COMPANY"
3. TOWN CLERK MAP 109-1.
4. AN UNFILED MAP ENTITLED "PLOT PLAN, WOODS ROAD, NEW FAIRFIELD, CONNECTICUT, PREPARED FOR MICHAEL FAY" DATED 10/7/87 BY KASPER ASSOCIATES.
5. MAP ENTITLED "PLOT PLAN LOT 27 CANDLEWOOD KNOLLS PREPARED FOR DAVID LATOUNDJI & MARY LYNN MORSE 3 WOODS ROAD NEW FAIRFIELD, CONNECTICUT" DATED APRIL 23, 2015 BY CJOJ LLC.
6. MAP ENTITLED "AS BUILT PLOT PLAN FOR JEANNETTE OSTUNI 5 WOODS ROAD, NEW FAIRFIELD, CONN." DATED OCT. 27, 1997 REVISED ON OCT. 28, 1998 BY DAVID A. WHITE R.L.S.
7. VOLUME 525 PAGE 492.

ZONING REQUIREMENTS (ZONE R44):

	REQUIRED	PROPOSED
LOT AREA	1 AC. (43,560 S.F.)	0.103 AC. (4,502) *
LOT FRONTAGE	125'	50' *
FRONT YARD	40'	25.2'
SIDE YARD	20'	2.0'
REAR YARD	50'	15.0'
BUILDING HEIGHT	35'	20.81'
BUILDING AREA	20%	21.2% (954.5 S.F.)
IMPERVIOUS COVERAGE	25%	31.3% (1,408.0 S.F.)

* PRE-EXISTING NON-CONFORMITY

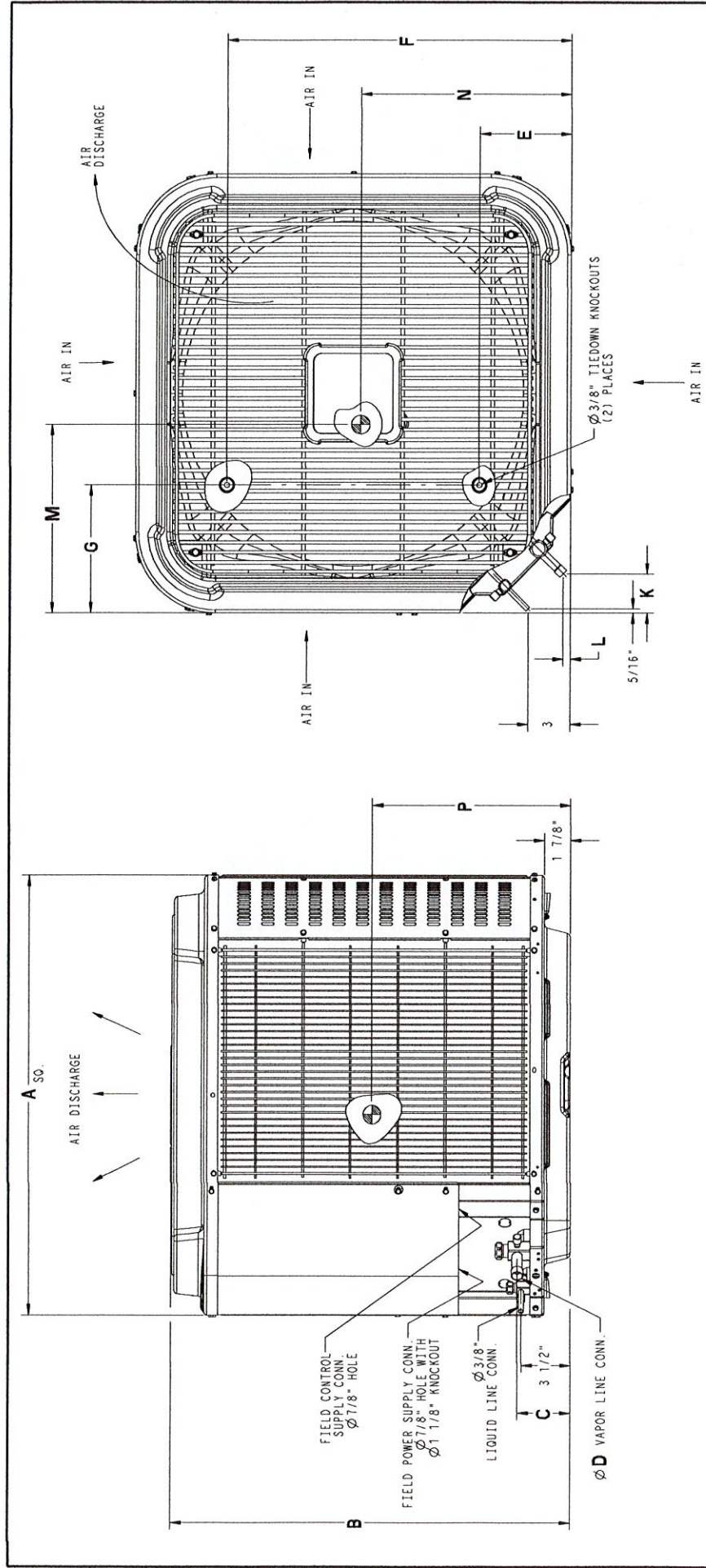
VARIANCES REQUIRED:
FRONT YARD - 40' TO 25.2'
SIDE YARD - 20' TO 2.0'
REAR YARD - 50' TO 15.0'

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.

THIS MAP IS A RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A-2 SURVEY.

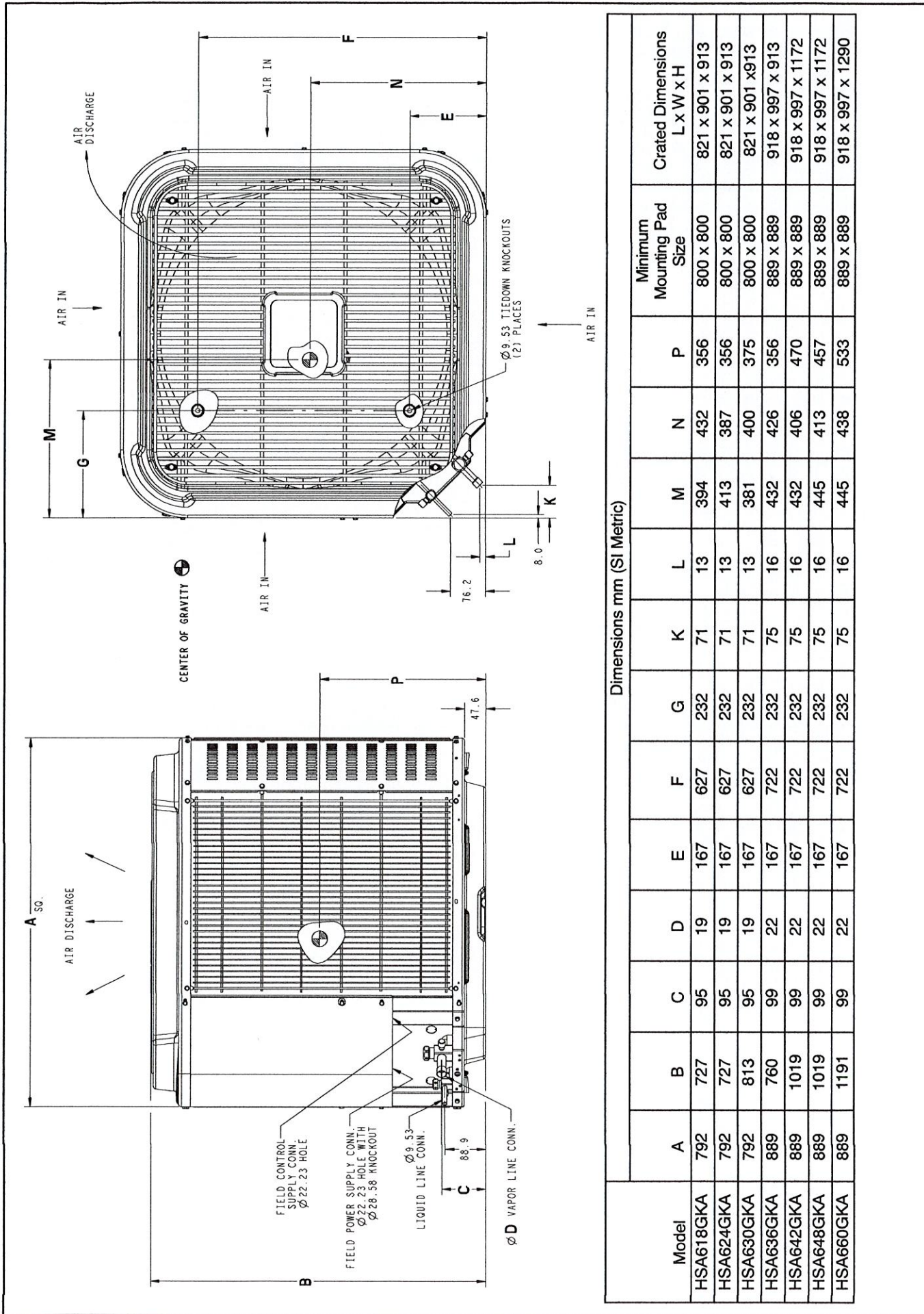
DOUGLAS S. BELKNAP, L.S.
NOT VALID WITHOUT EMBOSSED SEAL
CT LIC. #70505

04/06/2022	NEW CERTIFIER
DATE	DESCRIPTION
PROPOSED ZONING LOCATION SURVEY PREPARED FOR CONNOR ROSCOE MBLU 45-1-13 LOT 27 ~ CANDLEWOOD KNOLLS 3 WOODS ROAD NEW FAIRFIELD, CONNECTICUT	
Date: 01/04/2022	Scale: 1"=10'
Project: 18-952.27	File: 4225
Acad: 18952.27-11-A2T2	Sheet: 1 OF 1
Drawn by: KST	Checked by: DSB
40 Old New Milford Road Brookfield, Ct. 06804 (203)775-6207 www.ccaengineering.com	
© COPYRIGHT ALL RIGHTS RESERVED	



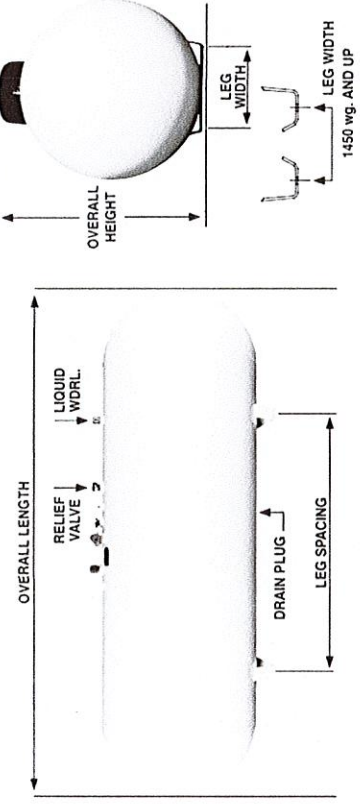
Dimensions Inches (English)

Model	A	B	C	D	E	F	G	K	L	M	N	P	Minimum Mounting Pad Size	Crated Dimensions L x W x H
HSA618GKA	31-3/16	28-9/16	3-3/4	3/4	6-9/16	24-11/16	9-1/8	2-13/16	1/2	15-1/2	17	14	31-1/2 x 31-1/2	32-5/16 x 35-1/2 x 36
HSA624GKA	31-3/16	28-9/16	3-3/4	3/4	6-9/16	24-11/16	9-1/8	2-13/16	1/2	16-1/4	15-1/4	14	31-1/2 x 31-1/2	32-5/16 x 35-1/2 x 36
HSA630GKA	31-3/16	32	3-3/4	3/4	6-9/16	24-11/16	9-1/8	2-13/16	1/2	15	15-3/4	14-3/4	31-1/2 x 31-1/2	32-5/16 x 35-1/2 x 39-3/8
HSA636GKA	35	29-7/8	3-7/8	7/8	6-9/16	28-7/16	9-1/8	2-15/16	5/8	17	16-3/4	14	35 x 35	36-1/8 x 39-1/4 x 36
HSA642GKA	35	40-1/8	3-7/8	7/8	6-9/16	28-7/16	9-1/8	2-15/16	5/8	17	16	18-1/2	35 x 35	36-1/8 x 39-1/4 x 46-1/8
HSA648GKA	35	40-1/8	3-7/8	7/8	6-9/16	28-7/16	9-1/8	2-15/16	5/8	17-1/2	16-1/4	18	35 x 35	36-1/8 x 39-1/4 x 46-1/8
HSA660GKA	35	46-7/8	3-7/8	7/8	6-9/16	28-7/16	9-1/8	2-15/16	5/8	17-1/2	17-1/4	21	35 x 35	36-1/8 x 39-1/4 x 50-13/16



Dimensions mm (SI Metric)

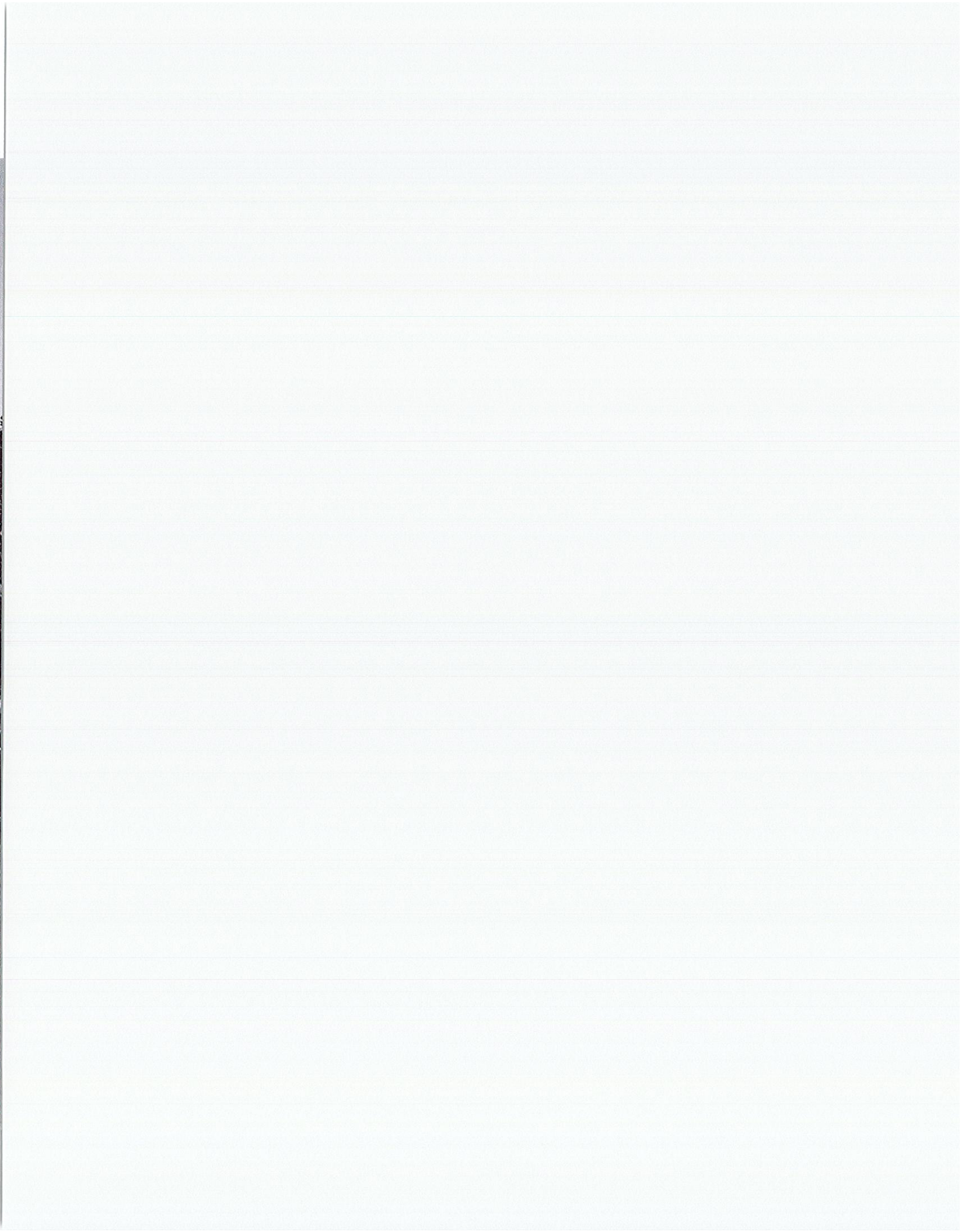
Model	A	B	C	D	E	F	G	K	L	M	N	P	Minimum Mounting Pad Size	Crated Dimensions L x W x H
HSA618GKA	792	727	95	19	167	627	232	71	13	394	432	356	800 x 800	821 x 901 x 913
HSA624GKA	792	727	95	19	167	627	232	71	13	413	387	356	800 x 800	821 x 901 x 913
HSA630GKA	792	813	95	19	167	627	232	71	13	381	400	375	800 x 800	821 x 901 x 913
HSA636GKA	889	760	99	22	167	722	232	75	16	432	426	356	889 x 889	918 x 997 x 913
HSA642GKA	889	1019	99	22	167	722	232	75	16	432	406	470	889 x 889	918 x 997 x 1172
HSA648GKA	889	1019	99	22	167	722	232	75	16	445	413	457	889 x 889	918 x 997 x 1172
HSA660GKA	889	1191	99	22	167	722	232	75	16	445	438	533	889 x 889	918 x 997 x 1290



APPROXIMATE ABOVEGROUND VESSEL DIMENSIONS AND SPECIFICATIONS

WATER CAPACITY	DIAMETER (OD)	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT	LEG** WIDTH	LEG** SPACING	WEIGHT (lbs.)	**QUANTITY	
								FULL LOAD	PER STACK
*120 wg.	24"	Ellip.	5'-8"	2'-10"	1'-1 1/2"	2'-10 1/2" or 3'-11"	260	108 112	16 14
*250 wg.	30"	Hemi.	7'-10"	3'-6"	1'-5"	4'-11"	480	54	9
*320 wg.	30"	Hemi.	9'-7"	3'-6"	1'-5"	5'	620	45	9
500 wg.	37 1/2"	Hemi.	10'	4'	1'-8"	5'	950	37 30	8 6
1000 wg.	41"	Hemi.	16'	4'-3"	1'-8"	10'-1"	1,800	15	5
1450 wg.	46 1/2"	Ellip.	17'-4"	4'-9"	1'-9"	11'-7"	2,650	12	4
1990 wg.	46 1/2"	Ellip.	23'-11"	4'-9"	1'-9"	16'	3,520	8	4

Dimensions and specifications shown are approximate. Individual vessels may vary.



16 SEER SINGLE STAGE AIR CONDITIONER WITH OBSERVER™ COMMUNICATING CONTROL SYSTEM

1½ THRU 5 TONS SPLIT SYSTEM
208 / 230 Volt, 1-phase, 60 Hz

REFRIGERATION CIRCUIT

- Copeland Scroll® compressors on all models
- Filter-drier supplied with every unit for field installation
- External high and low refrigerant service ports
- Copper tube / aluminum fin coil

PERFORMANCE

- Communicating, self-configuring operation when used with Observer Wall Control (TSTAT0101SC)
- Outdoor temperature sensor factory installed
- Compressor sound blanket standard
- Isolation compressor grommets

EASY TO INSTALL AND SERVICE

- Text based diagnostics with Observer Communicating Wall Control
- Easy access service valves on all models
- Innovative control box design
- High and low pressure switches
- Only two screws to access control panel
- Factory charged with R-410A refrigerant

BUILT TO LAST

- High gloss, baked-on powder coat finish over galvanized steel
- Post-painted (black) coil fins
- Coated, weather-resistant cabinet screws
- Coated inlet grille with 3/8" (10mm) spacing for extra protection
- Corner posts for extra strength and style

WARRANTY*

- 5 year No Hassle Replacement™ limited warranty
- 5 year parts limited warranty (including compressor and coil)
 - With timely registration, an additional 5 year parts limited warranty (including compressor and coil)

* Applies to original purchaser/homeowner, some limitations may apply. See Warranty certificate for complete details.



TSTAT0101SC



This product has been designed and manufactured to meet ENERGY STAR criteria for energy efficiency when matched with appropriate coil components. However, proper refrigerant charge and proper air flow are critical to achieve rated capacity and efficiency. Installation of this product should follow the manufacturer's refrigerant charging and air flow instructions. Failure to confirm proper charge and airflow may reduce energy efficiency and shorten equipment life.



Use of the AHRI Certified TM Mark indicates a manufacturer's participation in the program. For verification of certification for individual products, go to www.ahridirectory.org.

Model Number	Size (tons)	Nominal Btu/hr	Min. Circuit Ampacity	Max. Fuse or Breaker	Operating Dimensions height x width x depth in. (mm)	Ship / Operating Weight lbs. (kg)
HSA618GKA	1½	18,000	11.8	20	28-9/16 x 31-3/16 x 31-3/16 (726 x 792 x 792)	213 / 176 (96 / 80)
HSA624GKA	2	24,000	17.6	25	28-9/16 x 31-3/16 x 31-3/16 (726 x 792 x 792)	212 / 176 (96 / 80)
HSA630GKA	2½	30,000	16.7	25	32 x 31-3/16 x 31-3/16 (813 x 792 x 792)	223 / 187 (101 / 85)
HSA636GKA	3	36,000	18.1	30	29-7/8 x 35 x 35 (760 x 889 x 889)	243 / 200 (110 / 91)
HSA642GKA	3½	42,000	23.6	40	40-1/8 x 35 x 35 (1019 x 889 x 889)	297 / 253 (135 / 115)
HSA648GKA	4	48,000	26.1	40	40-1/8 x 35 x 35 (1019 x 889 x 889)	340 / 295 (155 / 114)
HSA660GKA	5	60,000	28.0	40	46-7/8 x 35 x 35 (1191 x 889 x 889)	374 / 327 (169 / 148)

OUTDOOR UNIT MODEL NUMBER IDENTIFICATION GUIDE (single phase)

Digit Position:	1	2	3	4	5, 6	7	8	9	10	11	12
Example Part Number:	H	S	A	6	18	G	K	A	1	0	0
H = ICP Commercial Mainline N = ICP Commercial Entry BRANDING											
S = Single Stage Communicating KEY CHARACTERISTIC											
A = Air Conditioner H = Heat Pump TYPE											
3 = 13 SEER 4 = 14 SEER 5 = 15 SEER 6 = 16 SEER 7 = 17 SEER 8 = 18 SEER NOMINAL EFFICIENCY											
18 = 18,000 BTUH = 1½ tons 24 = 24,000 BTUH = 2 tons 30 = 30,000 BTUH = 2½ tons 36 = 36,000 BTUH = 3 tons 42 = 42,000 BTUH = 3½ tons 48 = 48,000 BTUH = 4 tons 60 = 60,000 BTUH = 5 tons NOMINAL CAPACITY											
A = Standard Grille G = Coil Guard Grille C = Coastal FEATURES											
K = 208/230-1-60 VOLTAGE											
Sales Code											
Engineering Revision											
Extra Digit											
Extra Digit											

ACCESSORIES PART NUMBER IDENTIFICATION GUIDE

Digit Position:	1	2	3	4	5	6, 7	8, 9	10, 11
Example Part Number:	N	A	S	A	0	01	01	CH
N = Non-Branded								
A = Accessory PRODUCT GROUP								
S = Split System (AC & HP) KIT USAGE								
A = Original B = 2nd Generation MAJOR SERIES								
0 = Generic or Not Applicable 2 = R-22 4 = R-410A REFRIGERANT								
Product Identifier Number								
Package Quantity								
Type of Kit (Example: CH = Crankcase Heater)								