

APPLICATION OR APEAL#: 04-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

PROPOSAL

ZONING BOARD OF APPEALS
MAR 16 2023

1) Applicant: Wendy Tropicione (Castro)
Mailing Address: 67 State Rt 37
New Fairfield Phone#: 845-531-8281
Email: wcastro1124@gmail.com

2) Premises located at: 67 State Route 37 on the (N) (S) (E) (W) side of the street
at approx. 1000' feet (N) (S) (E) (W) from Choux Hill Rd (nearest intersecting road).

3) Property Owner Name: Wendy Tropicione (Castro)
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 18 Block No.: 3 Lot No.: 62A

5) Zone in which property is located: R88 Zone 2 Area of Lot: _____

6) Dimensions of Lot: Frontage: 415 +/- Average Depth: 185 +/-

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: Installation of pool

Hardship: shallow lot with significant slope to the north westerly portion of the property. With overhanging along entire rear of property

11) Date of Zoning Commission Denial: February 21, 2023

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

Setbacks Requested: Front to: NR Rear to: 60' to 27'
South Side to: NR Side to: (North) 35' to 24'

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: W. Tropicione DATE: 2/10/23

#2

received
2-10-23 (a)

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: February 21, 2023

PROPERTY OWNER: Wendy Trepoccione (Castro)

PROPERTY ADDRESS: 67 State Route 37

APPLICANT/AGENT: Wendy Trepoccione (Castro)

MAILING ADDRESS: 67 State Route 37

ZONING DISTRICT: R-88 **MAP:** 18 **BLOCK:** 3 **LOT:** 62A

Please be advised that the applicant would like to request an installation of a pool. (See attached Application).

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 (B)

3.1.5-Minimum Lot Area & Frontage (A)

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

3.1.11-Minimum Lot Dimensions

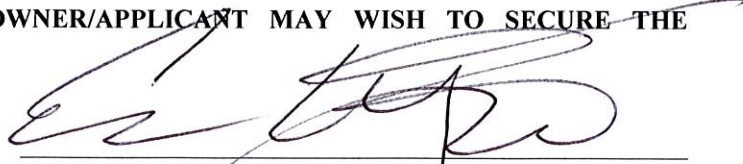
7.1.1.1-Improved Lots in Validated Subdivision or Recorded Subdivision and Resubdivision (A+B)

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.

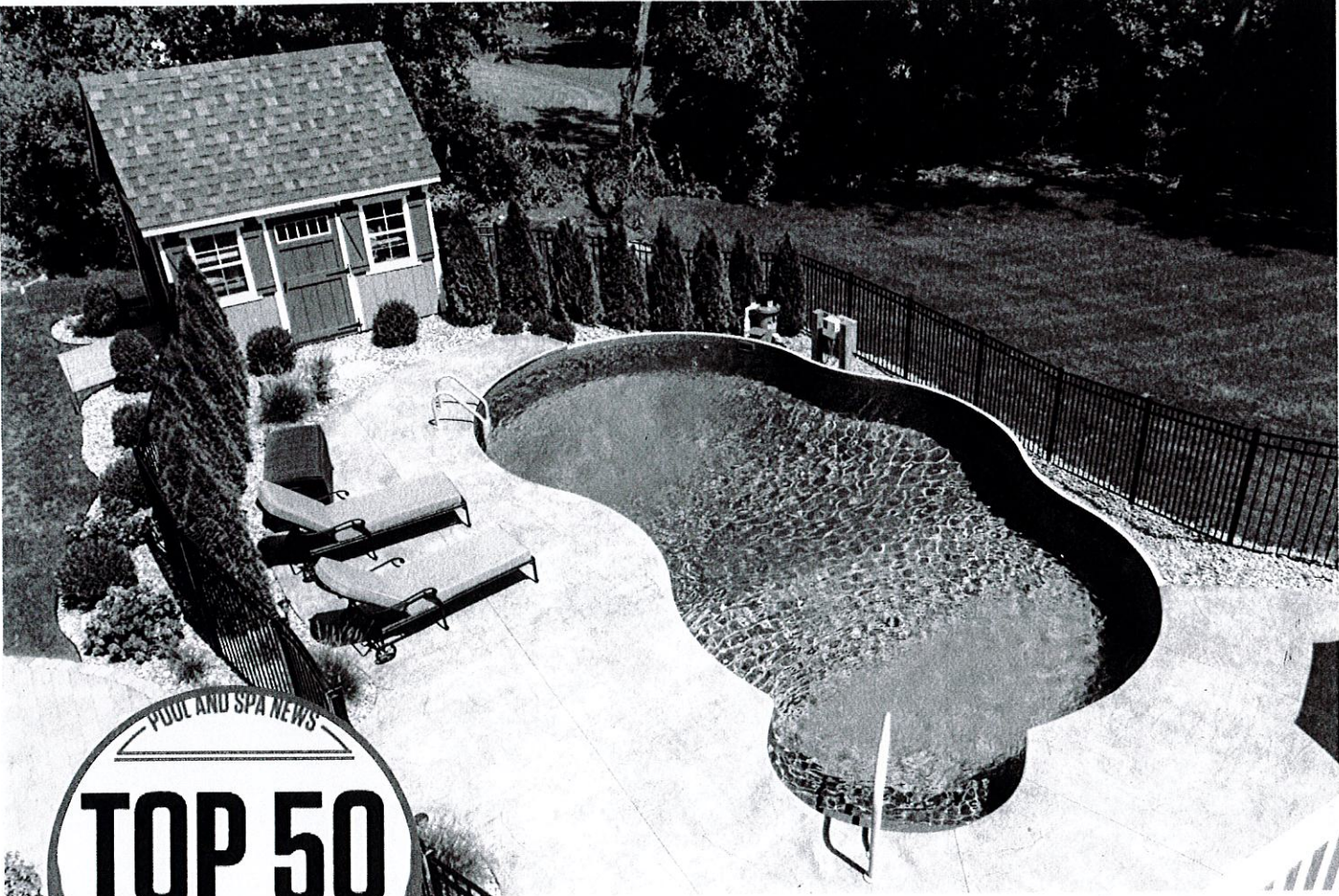
THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

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


Evan White, Zoning Enforcement Officer
Town of New Fairfield

CELEBRATING 100 YEARS IN FAMILY BUSINESS. FOUR GENERATIONS STRONG.

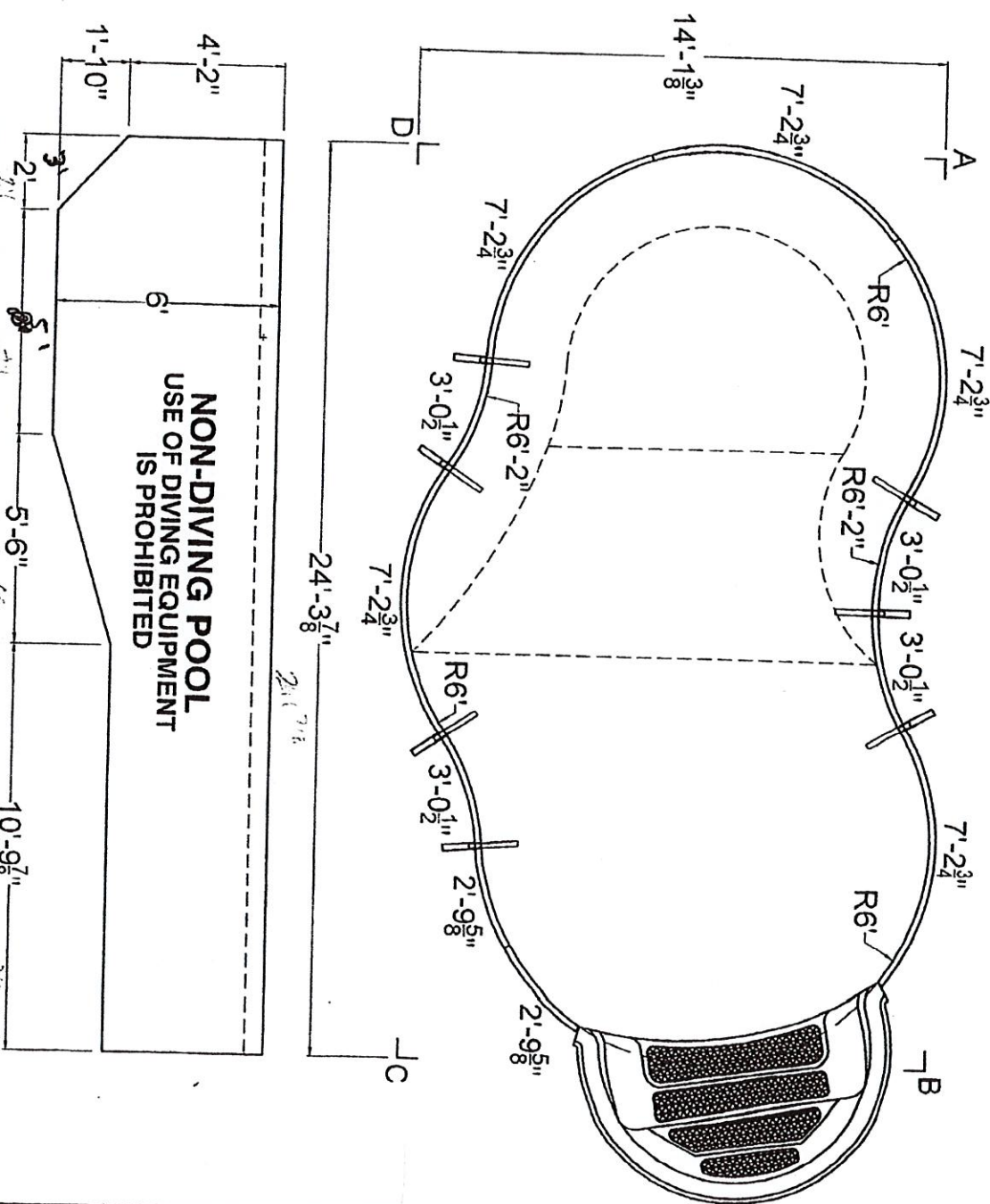
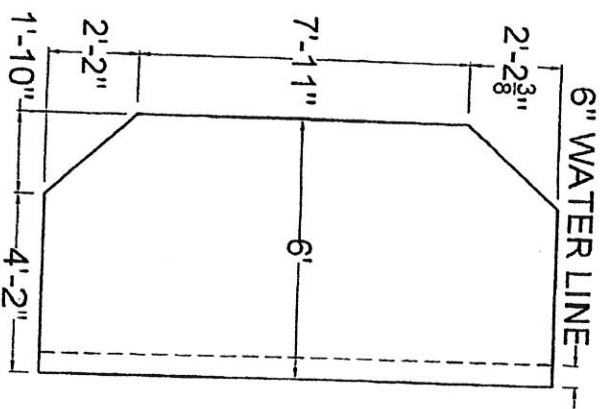
VERSA POOL SYSTEM



NEJAME & SONS

www.mypoolscool.com

91 SOUTH STREET • DANBURY • 203-743-4663
133 GLENEIDA AVENUE • CARMEL • 845-520-9279



14' X 24' METRIC BLUE LAGOON W/ 6' HOPPER & 8'4" STAIRS LOCC

DATE: 01/18/21 PERIMETER: 63'-9 5/8"

AREA: 264.9 sq.ft.

ESTIMATED GALLONAGE: XXXX gal.

DEALER XXXX

THIS POOL IS DESIGNED TO MEET OR EXCEED INDUSTRY RECOMMENDED SAFETY STANDARDS (ANSI/APSP & AMERICAN NATIONAL STANDARDS FOR RESIDENTIAL ABOVE GROUND SWIMMING POOLS)

MASTER NO. XXXX
REV. NO. REV. X

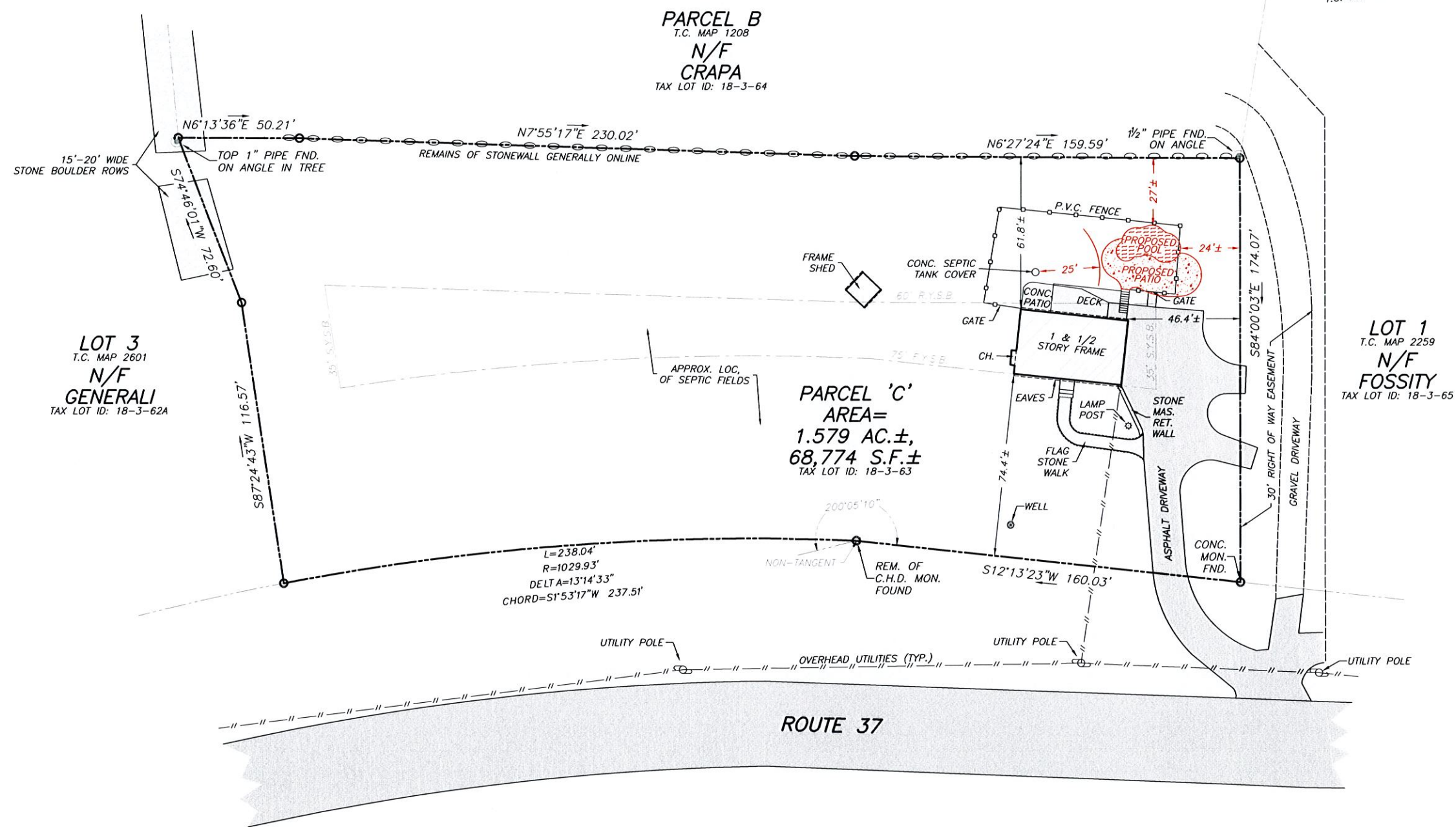
REV. DATE XX/XX/21

DRAWN BY: STEVE

CUSTOMER XXXX
CUSTOM DRAWING NO. XXXX

PAGE 1 OF 1

Radiant Pools



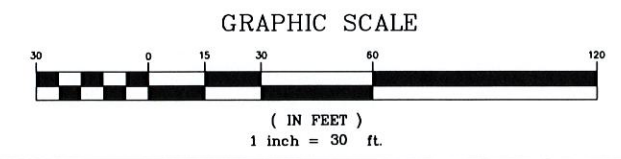
LOT 3
T.C. MAP 2601
N/F
GENERALI
TAX LOT ID: 18-3-62A

PARCEL B
T.C. MAP 1208
N/F
CRAPA
TAX LOT ID: 18-3-64

PARCEL 'C'
AREA=
1.579 AC.±,
68,774 S.F.±
TAX LOT ID: 18-3-63

LOT 1
T.C. MAP 2259
N/F
FOSSITY
TAX LOT ID: 18-3-65

ZONING TABLE - R88 (ZONE 2)				
	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMPERVIOUS SURFACE (S.F.)/%	
REQUIREMENT	87120 MIN	10316	15.0%	17194
EXISTING	68774	1193	1.7%	5103
PROPOSED	N/A	N/A	N/A	5957



CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A BOUNDARY/PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 1208 & 3223 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

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

GEOLOGIC LAND SURVEYING, PLLC
MOUNT KISCO, N.Y. / NEW FAIRFIELD, CT.
P: 914.864.1250 / F: 914.400.4717
WWW.GEOLGICLANDSURVEYING.COM
GEOLOGICLANDSURVEYING@GMAIL.COM

EVAN J. FOGLE, P.L.S. CT. LICENSE NO. 70432

SURVEYOR'S SEAL

PROPERTY SURVEY
PREPARED FOR
WENDY CASTRO

BEING
PARCEL C
(T.C. MAP No. 1208 & 3223)
ALSO KNOWN AS
67 ROUTE 37
SITUATE IN THE

TOWN OF NEW FAIRFIELD **FAIRFIELD CO., CT.**
SCALE: 1" = 30' **OCTOBER 8, 2022**

COPYRIGHT © 2022 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

REVISIONS / ADDITIONS

DATE	DESCRIPTION	BY

- MAP NOTES**
- THIS SURVEY WAS CONDUCTED ON THE GROUND ON OCTOBER 8, 2022.
 - PROPERTY LOCATED IN R88 (ZONE 2) ZONING DISTRICT.
 - PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
 - NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
 - REFERENCES MADE TO TOWN CLERK MAP No. 403, 1208, 2259, 2369, 2601, 3223, AS WELL AS BOOK 523 PAGE 523.
 - REFERENCE MADE TO CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NO. 90-18 SHEET 2 OF 4 OFFSETS SHOWN HEREON REFER TO THE BUILDING EAVES U.O.M.
 - ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.

DRAWN BY: EF CHECKED BY: EF FIELD PARTY: EF

JOB NO. 18-3-63 (PREPICIONE 2022)