

APPLICATION OR APEAL#: 13-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Michael & Raquel Reich
Mailing Address: 25 Deer Run New Fairfield, CT 06812
Phone#: 914 715-3857
Email: mreich@reichbrothers.com

2) Premises located at: 25 Deer Run on the (N S E W) side of the street
at approx. 1100' feet (N S E W) from Sunset Trail (nearest intersecting road).

3) Property Owner Name: Michael & Raquel Reich

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: /1 Lot No.: 122+/123/

5) Zone in which property is located: R-44 Area of Lot: .32

6) Dimensions of Lot: Frontage: 100' Average Depth: 142'

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: _____

We request a variance from the front & side setbacks to install a trolley and carriage

Hardship: The property has an extreme sloping topography from the parking down to the residence currently 50 steps, approx. 75' drop in elevation, it is very hazardous for occupants to travel to the dwelling

11) Date of Zoning Commission Denial: April 15, 2023

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

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

Setbacks Requested: Front to: 1.0' Rear to: NA

Side to: 1.6' Side to: NA

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: Michael Reich DATE: 4-18-23



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 25, 2023

PROPERTY OWNER: Michael & Raquel Reich

PROPERTY ADDRESS: 25 Deer Run

APPLICANT/AGENT: Michael & Raquel Reich

MAILING ADDRESS: 25 Deer Run

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 1 LOT: 122+

Please be advised that the applicant would like to request a variance from the front & side setbacks to install a trolley & carriage (See Application for Description).

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

Sections:

3.0.1-Residential Districts and applicable Overlay Districts (A)

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

3.2.6-Minimum Building and Structure Setbacks (A+B)

3.2.11-Minimum Lot Dimensions


7.1.12-Improved Lots Not in a Validated or Approved Subdivision

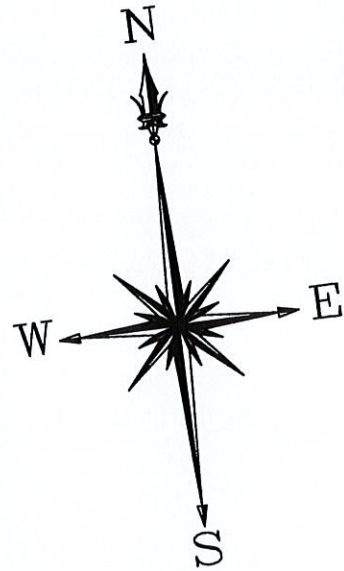
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building or Structures (A+B)

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



N/F
 GEORGE SPENCER
 & ROBERT MARROW

BUILDING COVERAGE:
 2,120± S.F./15.0%
 *INCLUDES RESIDENCE & SHEDS.

IMPERVIOUS COVERAGE DEPICTED
 EXCEEDS 35%
 RETAINING WALLS NOT DEPICTED OR
 INCLUDED IN COVERAGE CALCULATION

AREA:

14,099± S.F.
 0.324± ACRES

AREA IS TO 440' CONTOUR AND SAME AS
 DEPICTED AND NOTED ON MAP REF. #1

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO BE USED TO DEPICT PHYSICAL IMPROVEMENTS THROUGHOUT THE PROPERTY.

PROPERTY IS DEPICTED AS LOT 15-1-122+ IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN 'R-44' ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 136, 1091, 1315, 1430, 1431, 1620, 2162 ON FILE IN THE TOWN CLERKS OFFICE.

ALSO REFER TO:

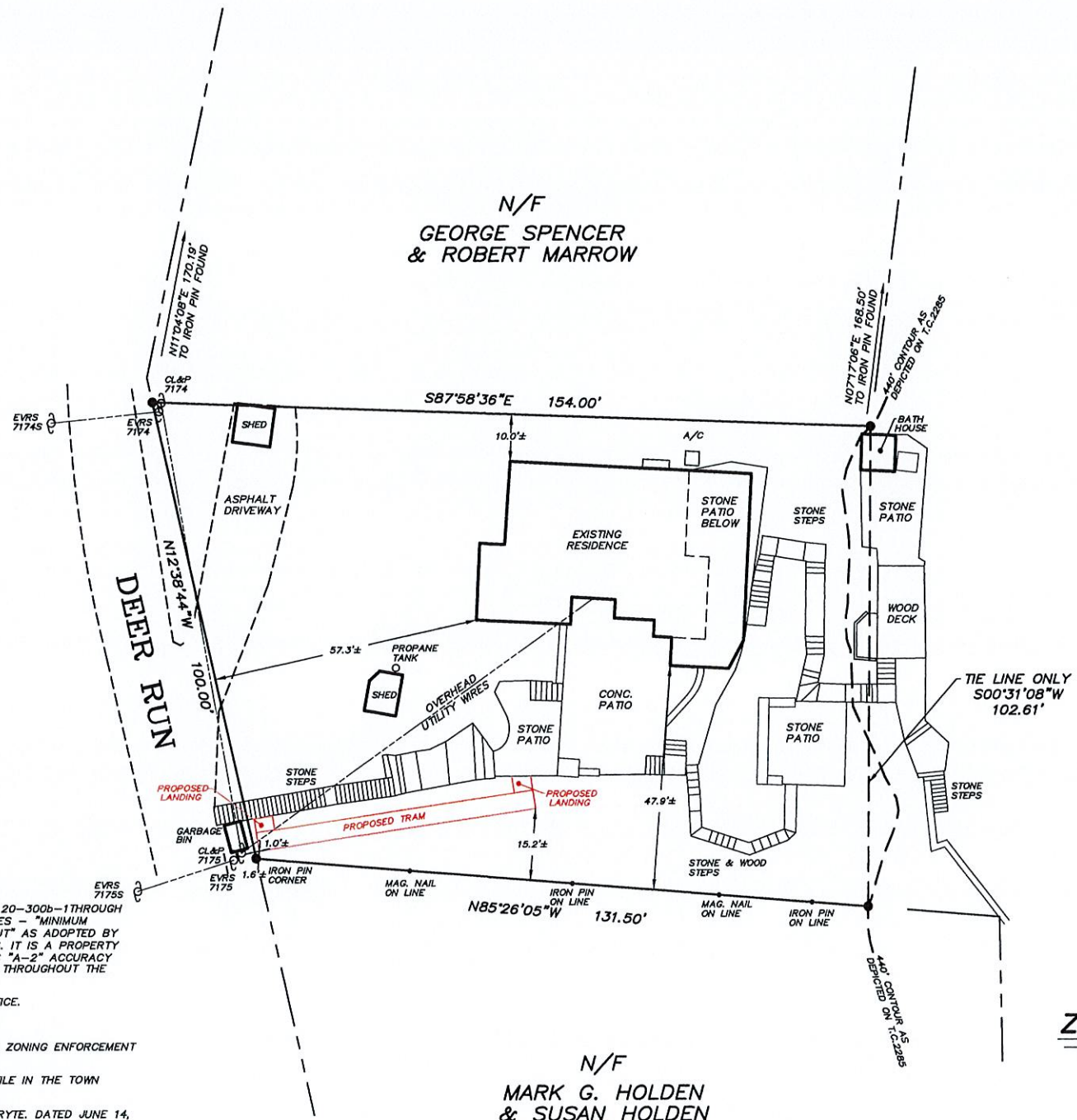
MAP REF. #1 " ZONING LOCATION SURVEY PREPARED FOR DEBRA GRYTE. DATED JUNE 14, 2005 AND PREPARED BY CHARLES C. FARNSWORTH.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.



N/F
 MARK G. HOLDEN
 & SUSAN HOLDEN

ZONING LOCATION SURVEY

PREPARED FOR

**MICHAEL REICH
 & RAQUEL REICH**

**25 DEER RUN
 NEW FAIRFIELD, CONNECTICUT**



BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street
 Newtown, Connecticut 06470
 Telephone (203) 270-7810
 Facsimile (203) 270-8392
 E-mail: Surveyor@BrautigamLand.com



TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

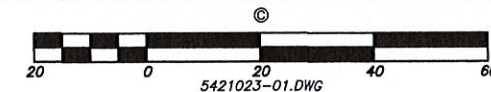
Paul A. Brautigam
 PAUL A. BRAUTIGAM CT. Lic. No. 15166

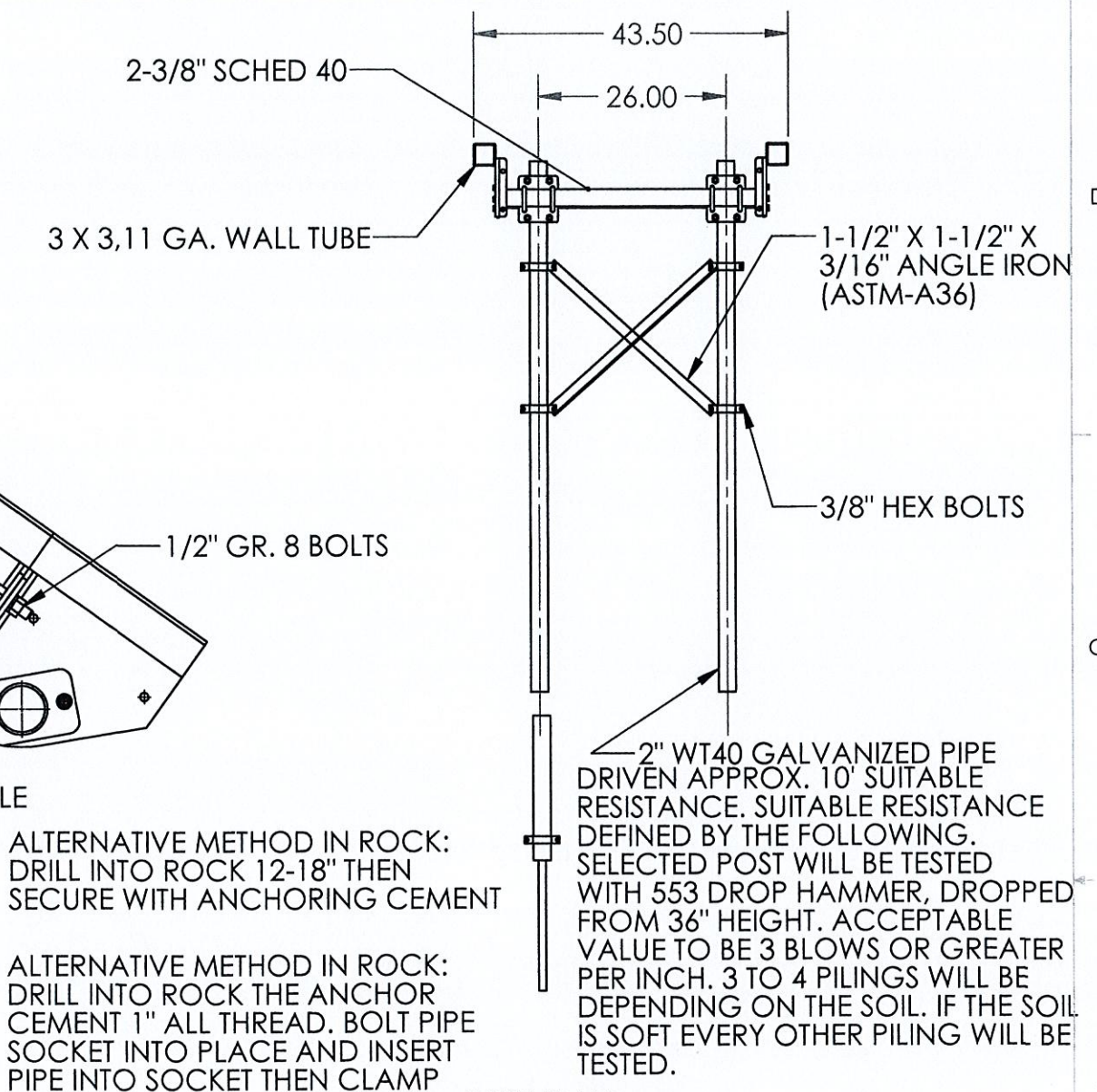
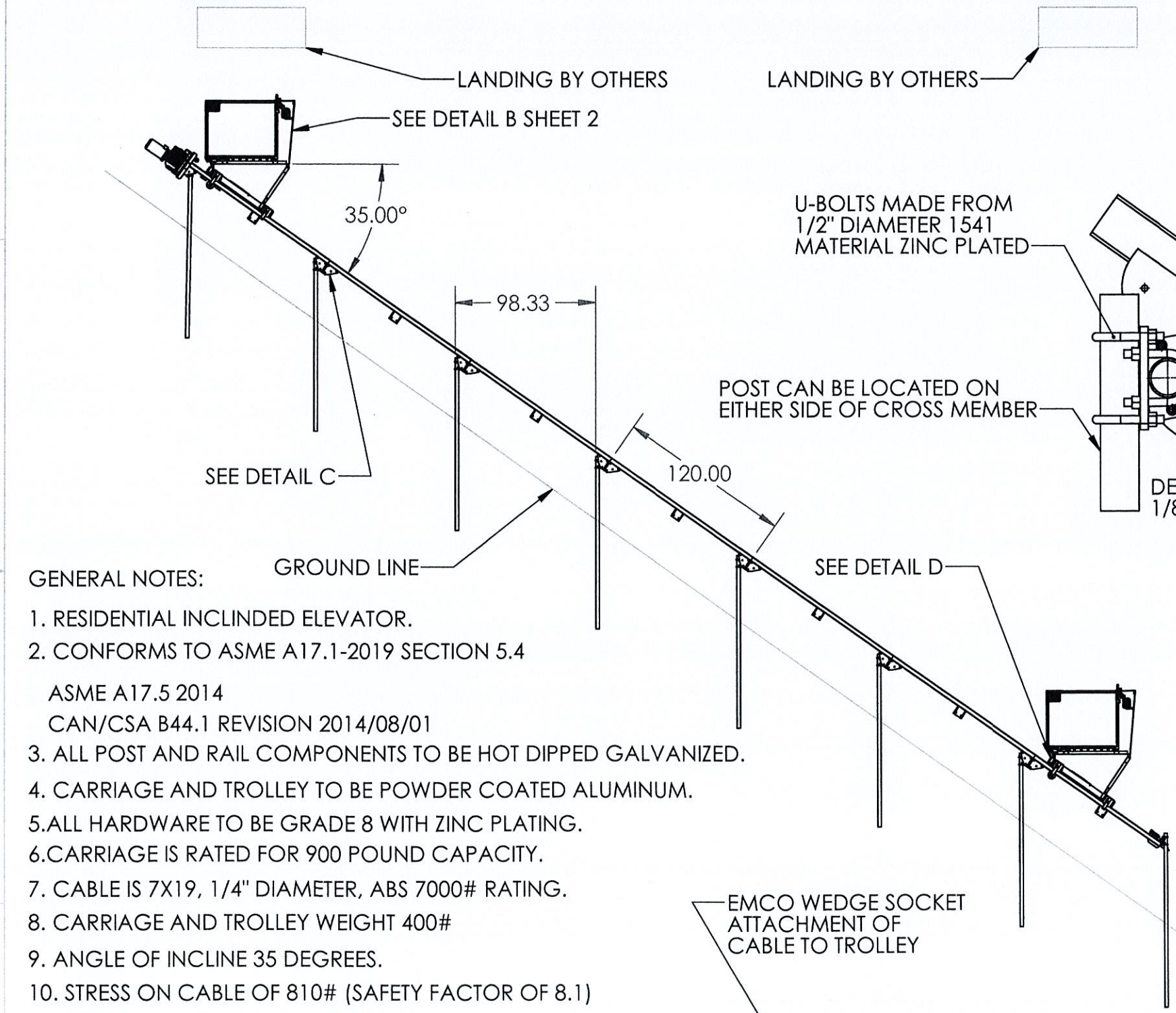
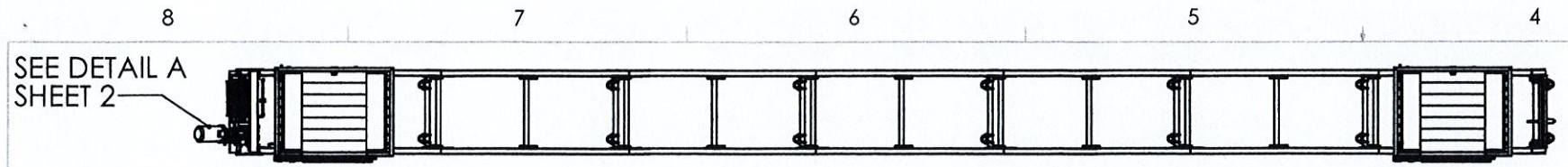
THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

FOR TOWN ARCHIVE
 PURPOSES ONLY

NOT A LIVE
 SIGNATURE

JOB No. 5423005-01	SCALE: 1" = 20'	DRAWN BY: SRM
FIELD NOTES: 272/106	DATE: 4/13/2023	CHECKED BY: PAB





- GENERAL NOTES:**
1. RESIDENTIAL INCLINED ELEVATOR.
 2. CONFORMS TO ASME A17.1-2019 SECTION 5.4
ASME A17.5 2014
CAN/CSA B44.1 REVISION 2014/08/01
 3. ALL POST AND RAIL COMPONENTS TO BE HOT DIPPED GALVANIZED.
 4. CARRIAGE AND TROLLEY TO BE POWDER COATED ALUMINUM.
 5. ALL HARDWARE TO BE GRADE 8 WITH ZINC PLATING.
 6. CARRIAGE IS RATED FOR 900 POUND CAPACITY.
 7. CABLE IS 7X19, 1/4" DIAMETER, ABS 7000# RATING.
 8. CARRIAGE AND TROLLEY WEIGHT 400#
 9. ANGLE OF INCLINE 35 DEGREES.
 10. STRESS ON CABLE OF 810# (SAFETY FACTOR OF 8.1)
 11. OPERATING SPEED IS 70 FPM.
 12. TYPE A SAFETY.
 13. MOTOR SIZE IS 3 HP, DRUM PITCH 9.75"
 14. CONTROL PANEL UL FILE NO. E37742570
 15. POWER REQUIREMENT=230V, 40 AMP, SERVICE

ALTERNATIVE METHOD IN ROCK:
DRILL INTO ROCK 12-18" THEN
SECURE WITH ANCHORING CEMENT

ALTERNATIVE METHOD IN ROCK:
DRILL INTO ROCK THE ANCHOR
CEMENT 1" ALL THREAD. BOLT PIPE
SOCKET INTO PLACE AND INSERT
PIPE INTO SOCKET THEN CLAMP

2" WT40 GALVANIZED PIPE
DRIVEN APPROX. 10' SUITABLE
RESISTANCE. SUITABLE RESISTANCE
DEFINED BY THE FOLLOWING.
SELECTED POST WILL BE TESTED
WITH 553 DROP HAMMER, DROPPED
FROM 36" HEIGHT. ACCEPTABLE
VALUE TO BE 3 BLOWS OR GREATER
PER INCH. 3 TO 4 PILING WILL BE
DEPENDENT ON THE SOIL. IF THE SOIL
IS SOFT EVERY OTHER PILING WILL BE
TESTED.

WEIGHT OF SECTION OF TRACK 130#
CAR. AND TROLLEY WEIGHT 400#
CAPACITY WEIGHT 900#
TOTAL WEIGHT 12900#
MAX LOAD 654#

HILLSIDE LIFTS
46735 Wintergreen Rd.
Perham MN 56573

CUSTOMER:
MICHAEL & RAQUEL REICH

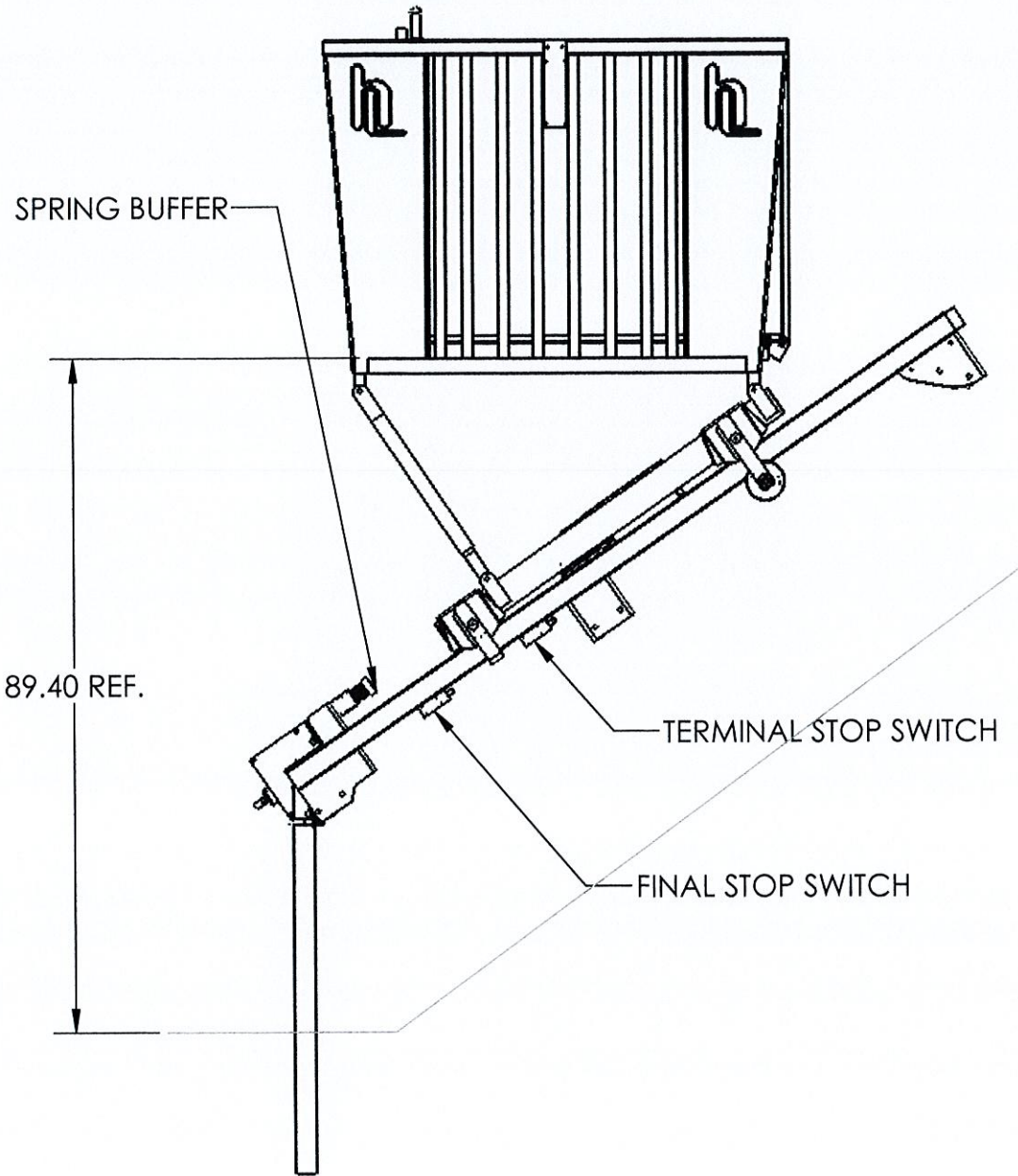
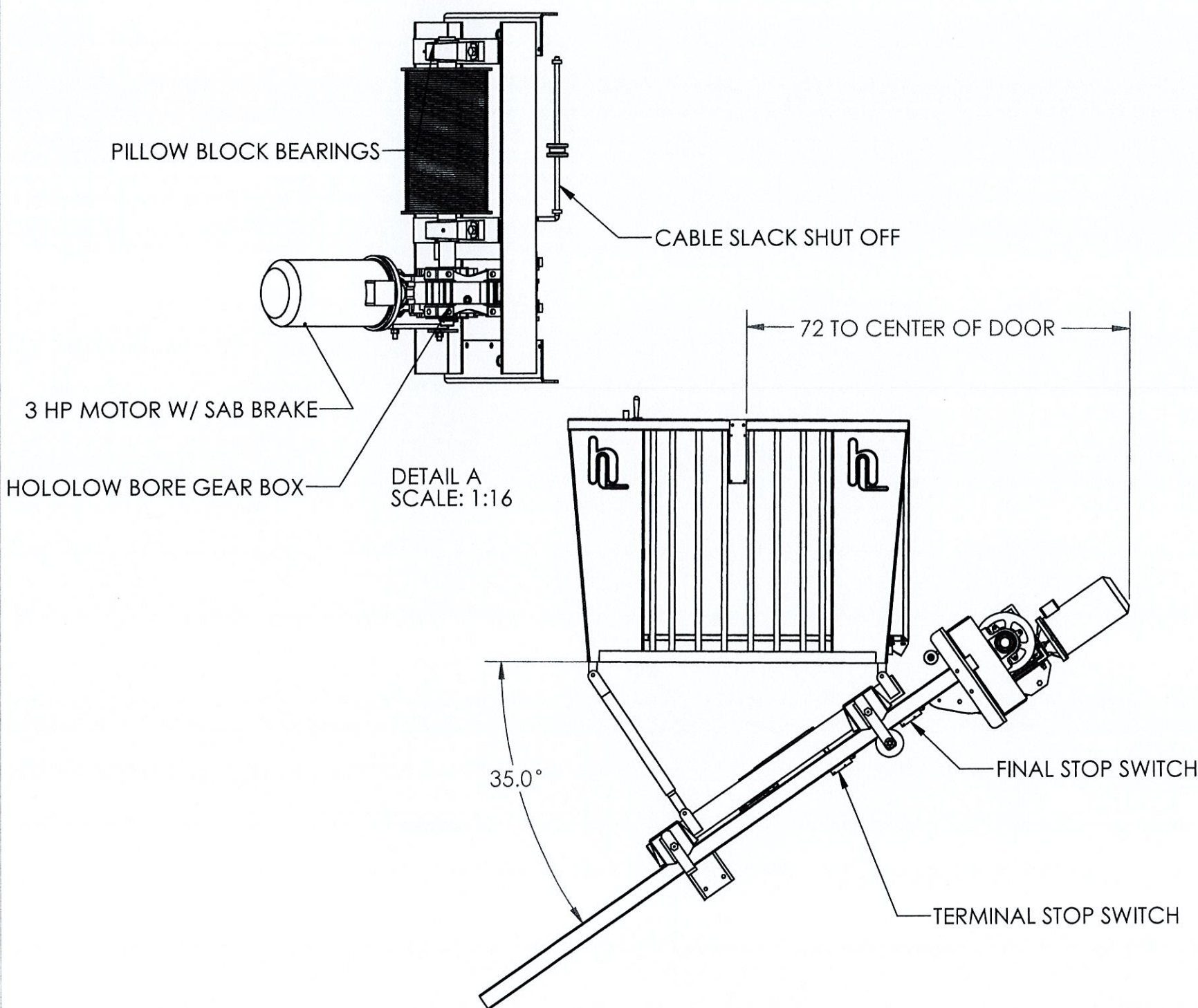
LOCATION:
25 Deer Run
New Fairfield, CT 06812

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HILLSIDE LIFTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF HILLSIDE LIFTS IS PROHIBITED.	DATE	NOV. 29, 2022
	DRAWN BY	PR
	PAGE	1 OF 5
	LENGTH	70 FT.
	SCALE	1/90

8 7 6 5 4 3 2 1

D
C
B
A

D
C
B
A



POWER HEAD SHOWN WITH OUT COVER
 POWER UNIT WEIGHT: #350
 1/2 CAR. CAP., TRACK #645
 TOTAL: #995
 STRESS ON EACH POST: #498

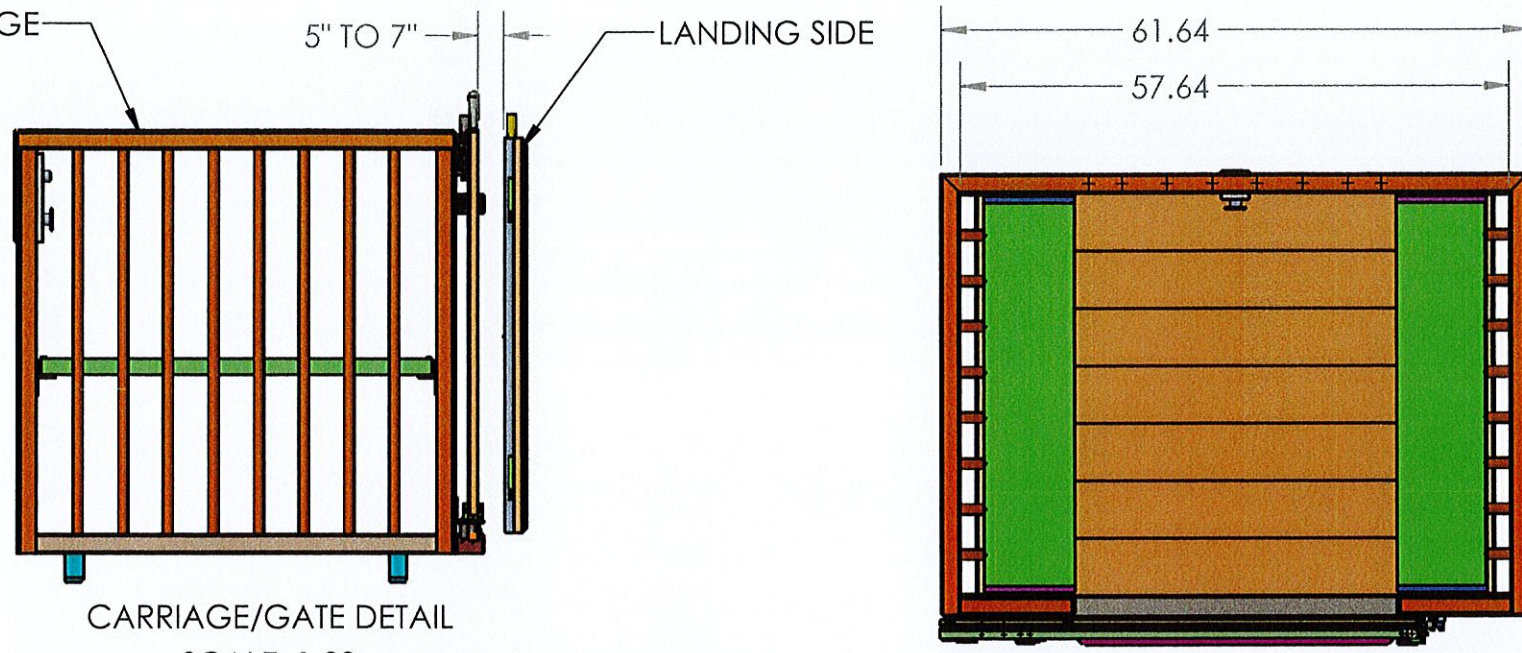
DETAIL B
 SCALE 1/24

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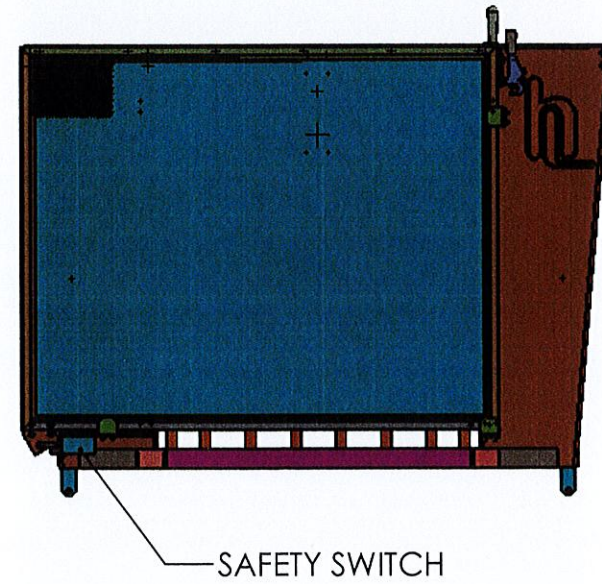
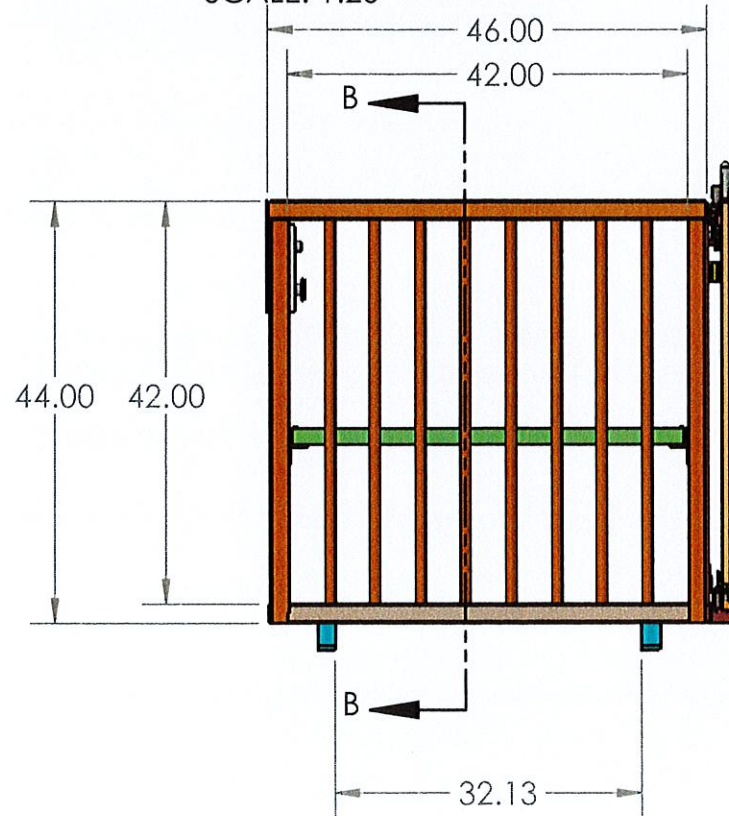
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	PAGE	2 of 5
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	SCALE	1/24

8 7 6 5 4 3 2 1

CARRIAGE 5" TO 7" LANDING SIDE

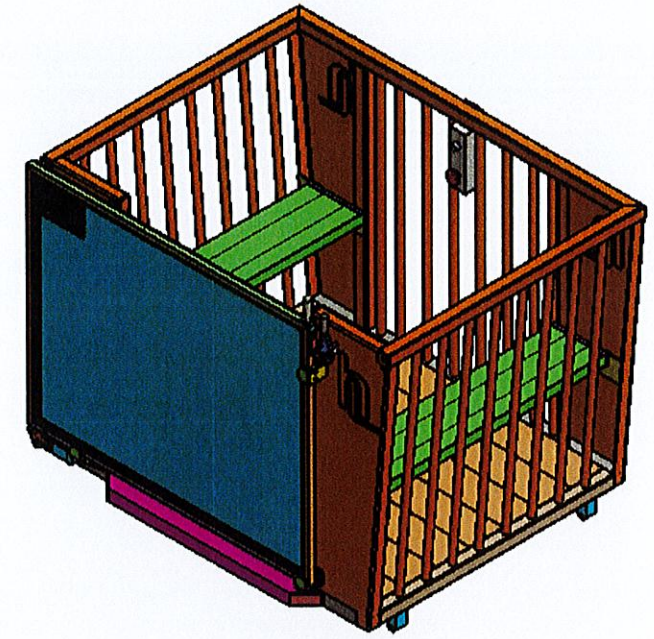


CARRIAGE/GATE DETAIL
SCALE: 1:20

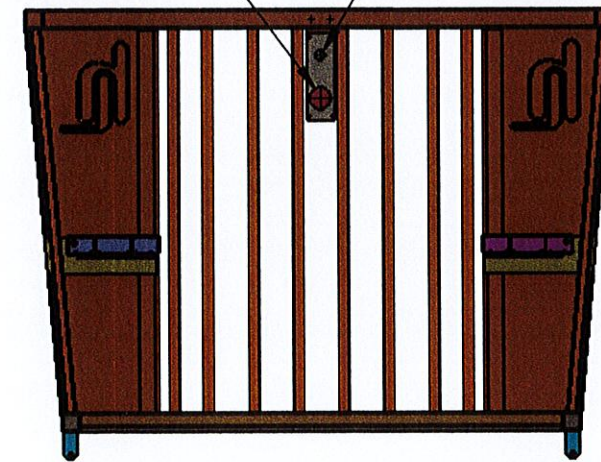


SAFETY SWITCH

EMERGENCY STOP BUTTON
(RED IN COLOR)



KEYED UP/DOWN SWITCH



SECTION B-B
SCALE 1 : 20

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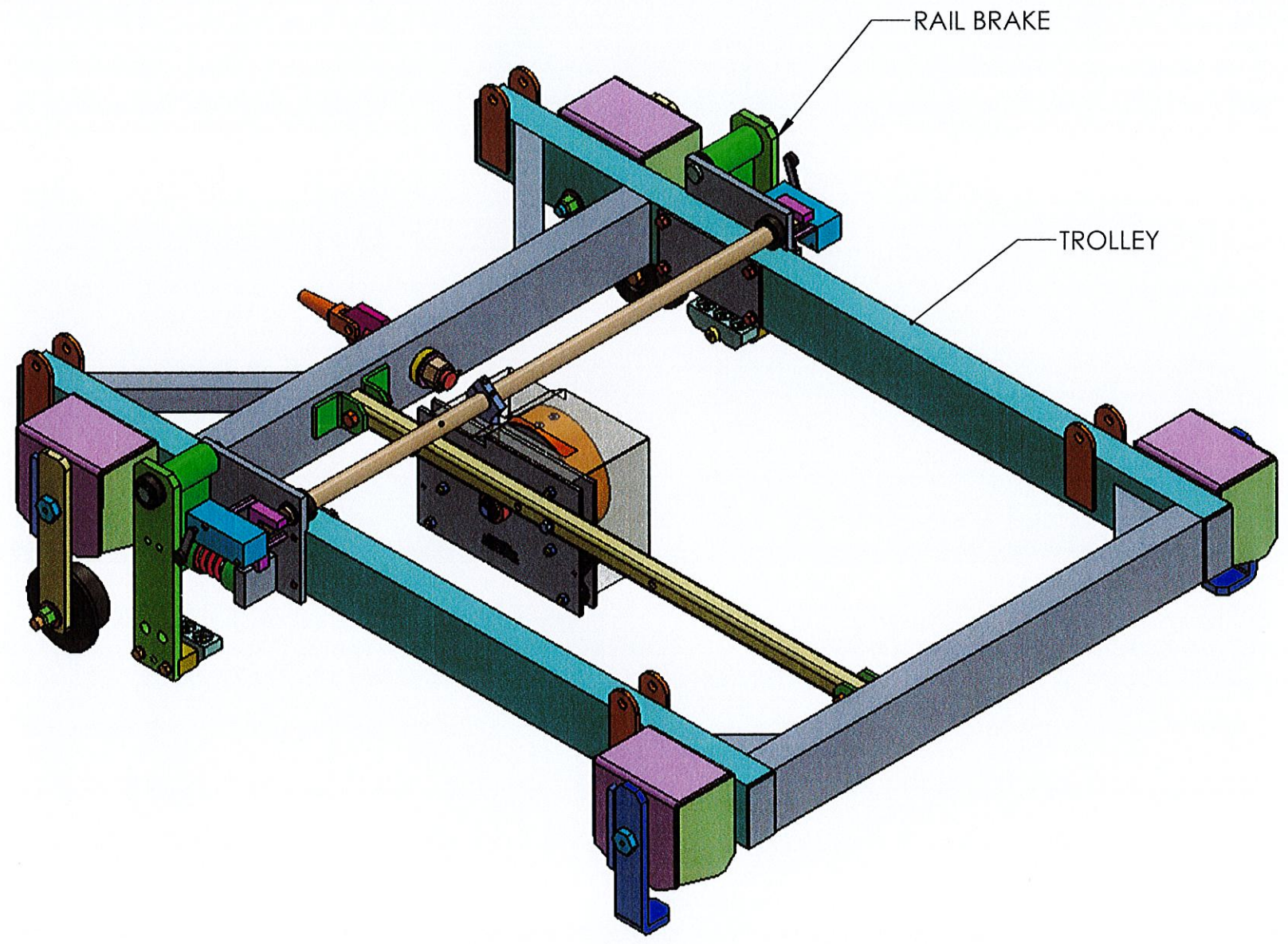
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	PAGE	3 OF 5
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	SCALE	1:20

8 7 6 5 4 3 2 1

D
C
B
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A

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	LENGHT	70 FT.
	SCALE	1/8

8 7 6 5 4 3 2 1

PILE BEARING

MAX VERTICAL LOAD=900lbs
 Wr = 55 lbs
 Wp = 30lbs
 h=36"
 s = .33"
 c = .1
 n = .3

$Q_h = [E * W_r * h / s + v] * [(W_r + n * W_p) / (W_r + W_p)]$
 $Q_h = [.8 * 55 \text{ lbs} * 36" / .33 + .1] * [(55 \text{ lbs} + .3 * 30 \text{ lbs}) / (55 \text{ lbs} + 30 \text{ lbs})]$

Qh = 2500lbs > 900lbs OK

PILE UPLIFT

MAX UPLIFT LOAD = 400LBS.

$\text{SURFACE AREA OF PIPE} = \pi * 2.375" * (10' * 12" / \text{ft}) + \pi * 2.055" * (10' * 12" / \text{ft}) = 1,670 \text{ in}^2$

$\text{REQUIRED SKIN FRICTION} = 400 \text{ lbs} / 1,670 \text{ in}^2 = .23 \text{ psi}$

MAX SKIN FRICTION FOR WORST CAST SOIL = 40kN/m^2 = 6.3psi .23psi OK

FORMULA DEFINITIONS

where: E is the rated efficiency of the hammer, n is the coefficient of restitution of the pile and/or the cushion material; W_r is the weight of the pile; and c is 0.1 in. Standard coefficient of restitution values for various pile and cushion materials, and typical efficiencies of different pile drivers are as listed in Table 2 below.

TABLE 2. PARAMETERS FOR USAGE IN THE MODIFIED ENR PILE DRIVING FORMULA.

HAMMER TYPE	RATED EFFICIENCY	PILE/CUSHION MATERIAL	COEFFICIENT OF RESTITUTION n
diesel hammers	0.8-0.9	wood cushion/steel piles	0.3-0.4

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