

APPLICATION OR APEAL#: 20-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: ERICH DILLER ; EVOLVE DESIGN GROUP  
Mailing Address: PO BOX 669  
SHERMAN, CT 06784 Phone#: (203) 470-7408  
Email: ejdiller21@gmail.com

2) Premises located at: 10 HERITAGE ISLAND ROAD on the (N) (S) (E) (W) side of the street  
at approx. 1/4 MILE feet (N) (S) (E) (W) from SAIL HARBOUR DRIVE (nearest intersecting road).

3) Property Owner Name: CHARLES PEDRANI ; VIVIEN FRANCIS TRUST  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 3 Block No.: 5 Lot No.: 20

5) Zone in which property is located: P-44 Area of Lot: 59,255<sup>sq</sup> (1.36 acres)

6) Dimensions of Lot: Frontage: 85' ON CUL-DE-SAC Average Depth: + 380 FT.

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; VARIANCE APPROVAL GRANTED

If so, give dates and application numbers: AS APPLICATION # 2717 (AUGUST 2017) BUT NEVER FILED!

10) Proposal for which variance is requested: RELIEF REQUESTED TO CONSTRUCT A 15'x30' OFFSET RECTANGULAR POOL DESIGN WITHIN 35' OF REAR YARD PROPERTY LINE AS WELL AS 35' SETBACK TO CORNER OF A 20' DEEP PERGOLA PROJECTION FROM HOUSE TO PROVIDE PARTIAL SHADE FROM SOUTHERN EXPOSURE

Hardship: NARROW, ODD SHAPED LOT W/ WETLANDS. 440 LINE HAS MOVED TOWARD HOUSE DECREASING THE USABLE PROPERTY AREA FOR POOL & PERGOLA. PERGOLA REG. IS OVERLY RESTRICTIVE & DOES NOT ACCOUNT FOR USAGE, ORIENTATION OF HOUSE SIZE.

11) Date of Zoning Commission Denial: June 27, 2023 (SEE ATTACHED LETTER)

12) Variance(s) Requested:  USE  DIMENSIONAL

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

Setbacks Requested: Front to: N/A Rear to: 35 FT. FROM 50 FT. ZONING BOARD OF APPEALS  
Side to: N/A Side to: N/A

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: 6.8.23  
ERICH DILLER : AGENT



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan White, Zoning Enforcement Officer

**DATE:** June 27, 2023

**PROPERTY OWNER:** Charles Pedrani & Vivien Francis Trust

**PROPERTY ADDRESS:** 10 Heritage Island Road

**APPLICANT/AGENT:** Erich Diller-Evolve Design Group

**MAILING ADDRESS:** P.O. Box 669 Sherman, CT 06784

**ZONING DISTRICT:** R-44    **MAP:** 3    **BLOCK:** 3    **LOT:** 20

Please be advised that the applicant would like (See Application Proposal).

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)

3.0.9-Pergolas (A, B, C, D, E)

3.2.6-Minimum Building & Structure Setbacks (C)


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

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



PO Box 669  
Sherman, CT 06784  
p. 860.354.2775  
c. 203.470.7408

June 7, 2023

Zoning Board of Appeals  
Town of New Fairfield  
New Fairfield, CT 06810

Dear members of the New Fairfield Zoning Board of Appeals,

Thank you for considering and hearing our proposal. The current owners of the home, Vivien Francis and Charles Pedrani, purchased their home at 10 Heritage Island Road in Sail Harbour in 2018. The existing home, located in the R-44 Residential Zone, was built in 1994. The previous owners; Mr. and Mrs. Feinberg; applied for and received a variance for a pool in the rear yard. This approval was never filed as it seems the intention of applying for the variance was to demonstrate that a pool could be placed in the back yard to facilitate the sale of the house. The previous pool design was closer to the lake than the application if front of you. In fact, the 440 line shown from 2017 has been re-surveyed and agreed upon between Zack Rapp along with First Lights surveyor. The 400 line has actually moved slightly uphill and closer to house/ further from lake. Original pool design and location (see attached site drawing) was shown 35 feet from the rear yard property line/440 line.

For the application in front of you, we are seeking approval and relief from the rear yard setback for a new pool design and location as well as a pergola. Please note that we have not changed our request for a reduction to 35 ft from the required 50 ft rear yard setback. But as previously stated, because the rear property line/440 line has moved uphill, our proposed pool and pergola is actually further away from the lake and closer to the house than the 2017 application. We have also designed the pool shape to fit as much within the setback lines as possible by creating an offset rectangular layout. We hope that these steps to create a more conforming pool footprint and layout will be looked at favorably as the hardship of a narrow and odd orientation of the house on the lot as well as the 440 line moving closer to the house has created an undue and unforeseen hardship for the current owners.

We are also asking for relief to construct a pergola that extends 20 ft from the house. We believe the regulation is outdated and overly restrictive as it does not take into account the size of the house, lot size, orientation to the sun and most importantly the intended use for a pergola as a shade structure. Other surrounding towns do not have size restrictions for pergola projections from a structure as long as they conform to building setbacks. The regulation does not specifically take into account the size of the structure it is extending from nor the proportion to that structure and a maximum height of 15 feet while only projecting 10 feet seems proportionately at odds.

Here are some specific issues that we believe reinforce this point:

1. The existing house has the rear façade facing the lake which is nearly due south. The intention of this pergola is to provide an outdoor living space that provides some shade relief from the southern exposure and strong sunlight due to the lack of shade providing trees. It is not intended to be just an aesthetic

architectural embellishment on the house. We believe that a fully covered porch would block incoming light to the existing rear façade of house. There is no restriction in the regulations on the size and depth of a completely covered rear porch; which effectively would provide the same purpose as this pergola; but would also block all incoming light to a portion of the house. We also feel that a covered roof/porch would be more obtrusive and less in keeping with the character of the house and spirit of the regulations to minimize the Building coverage.

2. We are proposing a pergola with a maximum height of 11'-0" vs the allowable 15 foot height. The bottom of the closest horizontal member to the terrace below is 9'-0" and due to the angle of the summer sun at its highest point; around 70° degrees above the horizon at 1:00 pm; a pergola with a 10 ft extension off a house and due south orientation will only provide 7 ft of actual shade. We believe that a 10 ft rule is both too general, as it does not take into account individual conditions such as orientation to the sun, and is also too restrictive as it does not serve the true purpose of a pergola as a partial shade structure for an outside sitting or dining area.

Thank you for your time and consideration.

Sincerely,



Erich J. Diller  
Evolve Design Group  
Acting as Owners Agent

Charles Pedrani  
10 Heritage Island Road  
Sail Harbour  
New Fairfield, CT 06812

June 5, 2023

To Whom it may concern,

As the property owner of 10 Heritage Island Road, New Fairfield CT, I hereby authorize Erich Diller of Evolve Design Group, LLC in Sherman CT; Mike Mazzuco of Michael J. Mazzuco, P.C. in Danbury, CT and Lou Yorio of LS Construction in New Fairfield, CT, to act on my behalf as my Agent(s) in all matters regarding the approvals and permitting process for our home addition and pool which they are designing and building respectively.

Sincerely,



Charles Pedrani - In trust

Trustee:



Vivian Francis 6/5/23

**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:** David and Carol Feinberg

**PROPERTY LOCATED AT:** 10 Heritage Island Road

**ZONING DISTRICT:** R-44; Map: 3; Block: 3; Lot: 20

**VARIANCE DESCRIPTION:** A Rear Setback to 35' to allow construction for an in-ground pool per the plans as submitted to the Zoning Board of Appeals on August 17, 2017.

**ZONING SECTIONS VARIED:** 3.2.6C

I hereby certify that the Zoning Board of Appeals of the Town of New Fairfield approved this variance on: August 17, 2017

Application # 27-17

Dated: August 17, 2017

*Joseph DePaul*  
Joseph DePaul, Chairman  
Zoning Board of Appeals

letter from Attorney Dennis P. McDonough, attorney for Ms. Cicerone and Ms. Arsan, was also read into the record requesting a continuance due to his unavailability on the evening of August 17, 2017. Vinny Mancuso made a motion to continue Appeal # 01-17, duly 2<sup>nd</sup>, approved 5-0.

**Application # 26-17:** Williams, 17 Cloverleaf Drive, for variances to Zoning Regulations 3.0.4C1&2,F1&2 Minor Accessory Buildings and Structures, for the purpose of erecting a 16'x12' shed in front plane of property. Zoning District: R-88; Map: 13; Block: 4; Lot: 23.19.

John Apple made a motion to hear Application # 26-17, duly 2<sup>nd</sup>, approved 5-0. David Williams returned to the board. Mr. Williams explained that he had been previously granted a variance for the shed but in restaking the property lines found out that the area narrowed and a stone retaining wall would have to be excavated to construct the shed. Due to the topography of the area, the new proposal would locate the shed on the side of the driveway even with the garage not in the front plane of the property which would be easily accessible. Joe DePaul stated that he agreed with the applicant on the placement of the shed. Ann Brown commented that the lot was very steep. Joe DePaul asked how big the shed would be. Mr. Williams stated that the shed would be 16'x12' and 325 sq. ft. Joe DePaul referred to the Zoning Regulations and concurred that was the correct size for the lot. Joe DePaul asked the public for comment. None given. Vinny Mancuso made a motion to enter into the Business Session, duly 2<sup>nd</sup>, approved 5-0. Joe DePaul stated that he had no problems with the application. Joe DePaul made a motion to grant a variance to construct a shed in the side yard behind the front plane of the house; the hardship being the shape of the lot, duly 2<sup>nd</sup>, approved 5-0. Variance granted.

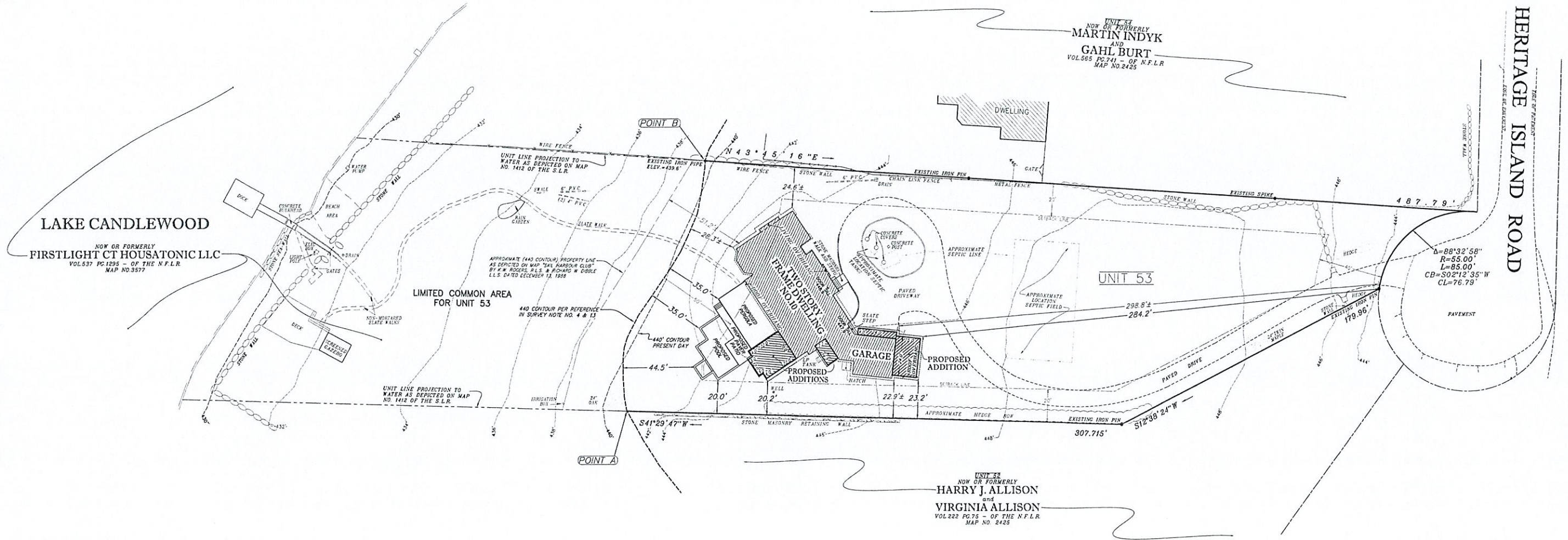
**Application # 27-17:** Feinberg, 10 Heritage Island Road, for variances to Zoning Regulations 3.2.6C Rear Setback to 35' for the purpose of building an in-ground pool. Zoning District: R-44; Map: 3; Block: 3; Lot: 20.

John Apple made a motion to hear Application # 27-17, duly 2<sup>nd</sup>, approved 5-0. Peter Young, agent for the Feinbergs, approached the board. Mr. Young stated that the lot was developed with the setback required for a pool and relied on the survey from the 440 line. Mr. Young explained that the 440 line has changed location since the house was built due to requirements from First Light. This has reduced the size of the lot and; therefore, the setback. Mr. Young presented a letter from First Light into the record which noted no objection. A lengthy discussion ensued about surveying and measurements to the 440 line. The lots in the New Fairfield side of Sail Harbour are R-44 lots, while the Sherman side lots are R-88 lots. Joe DePaul asked the public for comment. None given. Ann Brown made a motion to enter into the Business Session, duly 2<sup>nd</sup>, approved 5-0. The board stated that they did not have a problem with the application if First Light had no objections. Joe DePaul made a motion to grant a rear setback to 35' to allow construction of an in-ground pool per the plans as submitted; the hardship being the changing nature of the 440 line; duly 2<sup>nd</sup>, approved 5-0. Variance granted.

**Application # 28-17:** Mandella, 188 State Route 39, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 9', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of

LEGEND	
	YARD DRAIN
	UTILITY BOX (SIZE & USE VARIES)
	OVERHEAD SERVICE WIRES
	EDGE OF PAVEMENT
	CURBING (TYPE VARIES)
	WATER VALVE
	LIGHT POLE
	WOOD FENCE
	CHAIN LINK FENCE
	METAL FENCE
	STONE & MASONRY RETAINING WALL
	STONE WALL
	PROPERTY/BOUNDARY LINE
	440' CONTOUR (SEE SURVEY NOTE # 4 & 13)

ZONING DATA - R-44 (SEC.3.0.2.A)			
GENERAL PROVISIONS	PERMITTED	EXISTING	PROPOSED
a. MINIMUM LOT AREA	43,500 Sq. Ft.	59,235± Sq. Ft. (1.36± Acres)	59,235± Sq. Ft. (1.36± Acres)
b. MINIMUM ROAD FRONTAGE	125.0'	85.0'	85.0'
c. MINIMUM FRONT YARD	40.0'	298.8±	284.2'
d. MINIMUM SIDE YARD	20.0'	21.0'(min)	21.0'(min)
e. MINIMUM REAR YARD	50.0'	29.8±	29.8±
f. MAXIMUM HEIGHT	35.0'	<35.0'	<35.0'
g. MAXIMUM BUILDING AREA	20%	7.2%± (4,275 Sq. Ft.)	10.2%± (6,061 Sq. Ft.)
h. MAXIMUM IMPERVIOUS SURFACES	25%	20.7%± (11,910 Sq. Ft.)	23.7%± (12,276 Sq. Ft.)



**OWNERSHIP NOTES:**

OWNER OF RECORD: VIVIEN R. FRANCIS AND KEITH A. PEDRANI TRUSTEES - VOL.526 PG.357 OF THE N.F.L.R.

**SURVEY NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3006-1 THROUGH 20-3006-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- MONUMENTATION FOUND OR SET DEPICTED HEREON.
- REFERENCE MADE TO MAP NOs: 1412 OF THE SHERMAN LAND RECORDS AND 2425 OF THE NEW FAIRFIELD LAND RECORDS.
- REFERENCE MADE TO EXHIBIT C, SHEET 24 OF 29 SHEETS, AUGUST 30, 2013, ROCKY RIVER DEVELOPMENT, HOUSATONIC RIVER PROJECT NO.2576, PROJECT MAP, FIRSTLIGHT POWER GENERATION COMPANY, SCALE 1"=200'.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST WITHIN THE AREA DEPICTED, THE EXISTENCE OF WHICH ARE UNKNOWN TO SYDNEY A. RAPP LAND SURVEYING, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 811 or 1-800-922-4455.
- SUBJECT TO EASEMENTS, COVENANTS, ETC. OF RECORD, IF ANY.
- SUBJECT TO RIPARIAN AND LITTORAL RIGHTS OF OTHERS.
- SUBJECT TO EASEMENT TO INSTALL, MAINTAIN, AND REPAIR UTILITIES, ON, IN, OR OVER THE REAR AND FRONT SIDE TEN FEET (10') AND FIVE FEET (5') ALONG EACH SIDE OF EACH UNIT.
- SUBJECT TO CERTAIN RIGHTS, RESTRICTIONS, EASEMENTS, CONDITIONS, RESERVATIONS, AGREEMENTS AND COVENANTS AS SET FORTH IN VOL.29 PG.75 OF THE N.F.L.R. AND VOL.18 PG.240 AND VOL.25 PG.291 OF THE S.L.R.
- SUBJECT TO DECLARATION SCHEDULE A-1 AS RECORDED IN VOL.190 PG.465-573 AND AMENDED THROUGH THE 6TH AMENDMENT RECORDED IN VOL.264 PG.842 OF THE N.F.L.R.
- REFERENCE TIE LINE BETWEEN POINT A - POINT B ~ N32°24'29"W - 160.717'.
- 440' CONTOUR DEPICTED HEREON ESTABLISHED FROM CONNECTICUT LIGHT & POWER COMPANY, ROCK RIVER HYDRO-ELECTRIC DEVELOPMENT BLACK/WHITE PLATE C4, BENCH MARKS RECOVERED, CL&P FIELD BOOKS 229 & 243, VOL.14 PG.90 OF THE N.F.L.R. AND EXHIBIT C MAPPING.
- TWO FOOT TOPOGRAPHIC SURVEY CONTOURS COMPUTED FROM LIDAR DEM (2016) FLOWN BY THE STATE OF CONNECTICUT, TILE 805730\_ne AND CONVERTED TO THE ROCKY RIVER DATUM. SAID CONTOURS CONFORM TO, AT MINIMUM, TO TOPOGRAPHIC ACCURACY.
- THE INTENTION OF THIS MAP IS TO DEPICT EXISTING/PROPOSED SITE CONDITIONS.
- PROPOSED IMPROVEMENTS DEPICTED HEREON TAKEN FROM A PLAN SUPPLIED TO THIS OFFICE BY OTHERS AND IS SUBJECT TO APPROVAL FROM PROPER GOVERNING AUTHORITIES.

**\* IMPORTANT \***  
 LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE. NO WARRANTY OR GUARANTEE OF EXISTENCE MADE. PLEASE TO ANY CONSTRUCTION OR EXCAVATION CONTACT "CALL BEFORE YOU DIG" 811 or 1(800)922-4455

**EXISTING/PROPOSED**

**IMPROVEMENT LOCATION SURVEY**

PREPARED FOR  
**VIVIEN R. FRANCIS**  
 AND  
**KEITH A. PEDRANI TRUSTEES**  
 DEPICTING PROPERTY SITUATED AT  
 10 HERITAGE ISLAND ROAD  
 NEW FAIRFIELD, CONNECTICUT  
 TAX ASSESSOR MAP 3 ~ BLOCK 3 ~ LOT 20

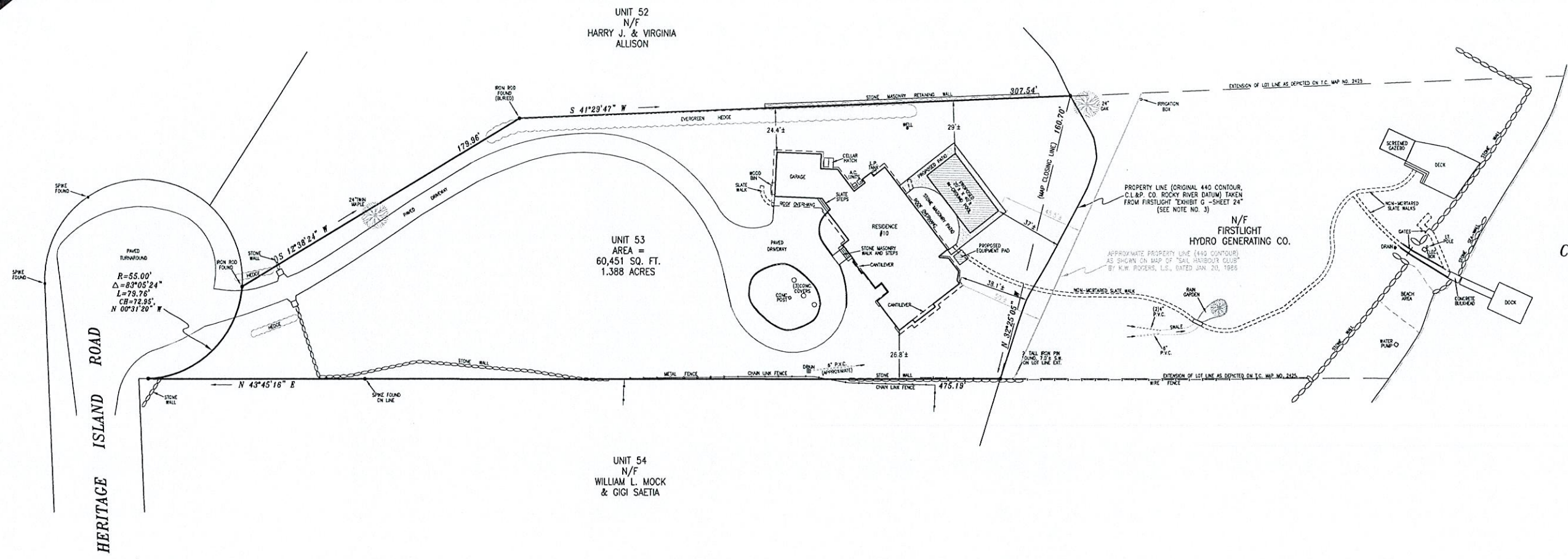
SCALE: 1"=30'      ZONE: R-44  
 AREA: 1.36± ACRES      DATE: FEBRUARY 2, 2023  
 DRAWN BY: J.RAPP, DFR      DRAWING NAME: 22536-ILS

Sydney A. Rapp Land Surveying, P.C.  
 30 Lakeshore Drive, Danbury, Connecticut 06811  
 1-8 Grand Street, Bethel, Connecticut 06801  
 email: maps@salsurveying.com • Phone: (203)744-0261

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

**ZACHARY S. RAPP, P.L.S.** No. 70420  
 NOT VALID WITHOUT SIGNATURE AND EMPOWERED SEAL





LAKE  
CANDLEWOOD

PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.  
 REFERENCE MADE TO TOWN CLERK MAP NO. 2425 AND  
 296 PG. 465-466 OF THE NEW FAIRFIELD LAND RECORDS.  
 REFERENCE MADE TO MAP ENTITLED "EXHIBIT G - SHEET 24  
 9 SHEETS - AUGUST 30, 2013, ROCKY RIVER DEVELOPMENT,  
 ATONIC RIVER PROJECT NO. 2576, PROJECT MAP, FIRSTLIGHT  
 R GENERATION COMPANY, 1 INCH = 200 FT."  
 MAP REPRESENTS A RESURVEY OF UNIT 53 AS DEPICTED  
 ON TOWN CLERK MAP NO. 2425.  
 PROPERTY IS SUBJECT TO TERMS, CONDITIONS, AGREEMENTS,  
 EASEMENTS AND EASEMENTS CONTAINED IN A DECLARATION  
 OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE  
 PLANNED COMMUNITY BY SAIL HARBOUR CLUB, RECORDED  
 IN 190 PG. 465 OF THE NEW FAIRFIELD LAND RECORDS.  
 PROPERTY IS SUBJECT TO EASEMENTS, AGREEMENTS, DECLARATION,  
 EASEMENTS AS LISTED IN VOL. 236 PG. 466 AS WELL AS NOTES  
 AND NOTATIONS ON TOWN CLERK MAP NO. 2425.  
 ABOVEGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND  
 SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN.  
 NO EVIDENCE FOUND OR SET DEPICTED HEREON.  
 PERCENT BUILDING COVERAGE EQUALS 7.0% ±.  
 PERCENT IMPERVIOUS COVERAGE EQUALS 19.8% ±.  
 PERCENT PAVED IMPERVIOUS COVERAGE EQUALS 22.5% ±.  
 REFERENCE MADE TO SECTION 8-13A OF THE CONNECTICUT  
 REAL STATUTES.

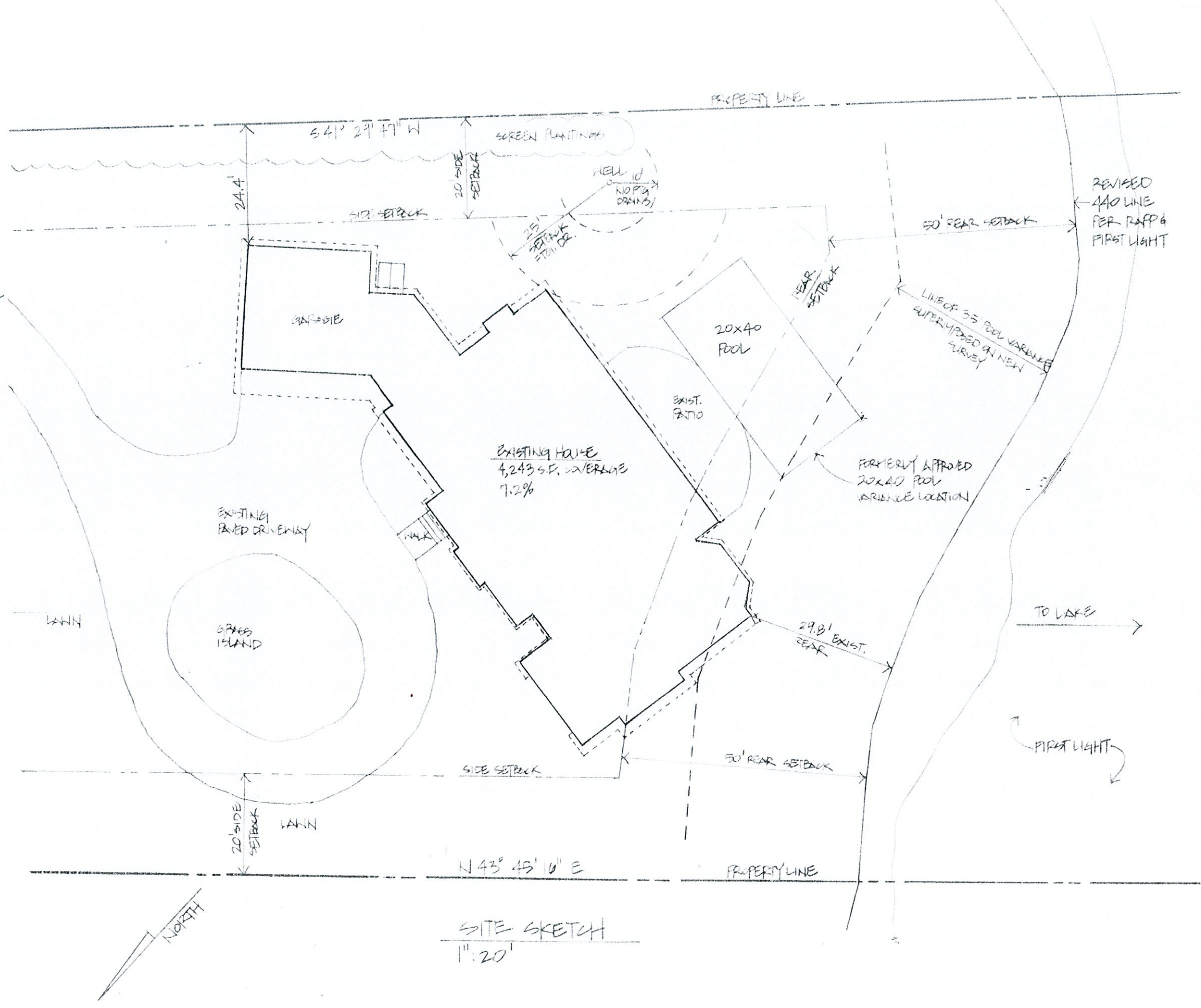
PROPERTY SURVEY  
 PREPARED FOR  
**DAVID H. & CAROL FEINBERG**  
 10 HERITAGE ISLAND ROAD  
 TOWN OF NEW FAIRFIELD      FAIRFIELD COUNTY, CT.  
 JUNE 24, 2017      SCALE: 1" = 30'

THIS SURVEY MAP HAS BEEN PREPARED  
 ACCORDANCE WITH SECTIONS 20-300b-  
 20-300b-20 OF THE REGULATIONS OF  
 CONNECTICUT STATE AGENCIES - "MINIMUM  
 STANDARDS FOR SURVEYS AND MAPS IN  
 STATE OF CONNECTICUT" EFFECTIVE 06-  
 AS ENDORSED BY THE CONNECTICUT  
 ASSOCIATION OF LAND SURVEYORS, INC.  
 IT IS A PROPERTY SURVEY BASED ON A  
 DEPENDENT RESURVEY OF EXISTING MAP.  
 THIS SURVEY MEETS CLASS A-2 STANDARDS  
 TO THE BEST OF MY KNOWLEDGE AND  
 THIS MAP IS SUBSTANTIALLY CORRECT AS  
 NOTED HEREON.  
 PREPARED BY THE OFFICE OF  
**PAH, INC. - LAND SURVEY**  
 35 DANBURY ROAD      NEW MILFORD, CT.



R-44 ZONE 59,255 S.F. (1.36 AC)

GEN. PROV.	PERMITTED	PROPOSED
MIN. SIDE YARD	20'	24.4'
MIN. REAR YARD	50'	29.8'
MAX. BLDG. AREA	20%/11,940	SAME
MAX. IMP. CURF.	25%/14,926	22.06%/13,076 INCL. 20x40 POOL



SITE SKETCH  
1" = 20'

evolve design group llc project 10 HERITAGE ISLAND title POOL & TERRACE SITE SKETCH  
NEW FAIRFIELD, CT

po box 669  
sherman, ct 06784  
203.470.7408

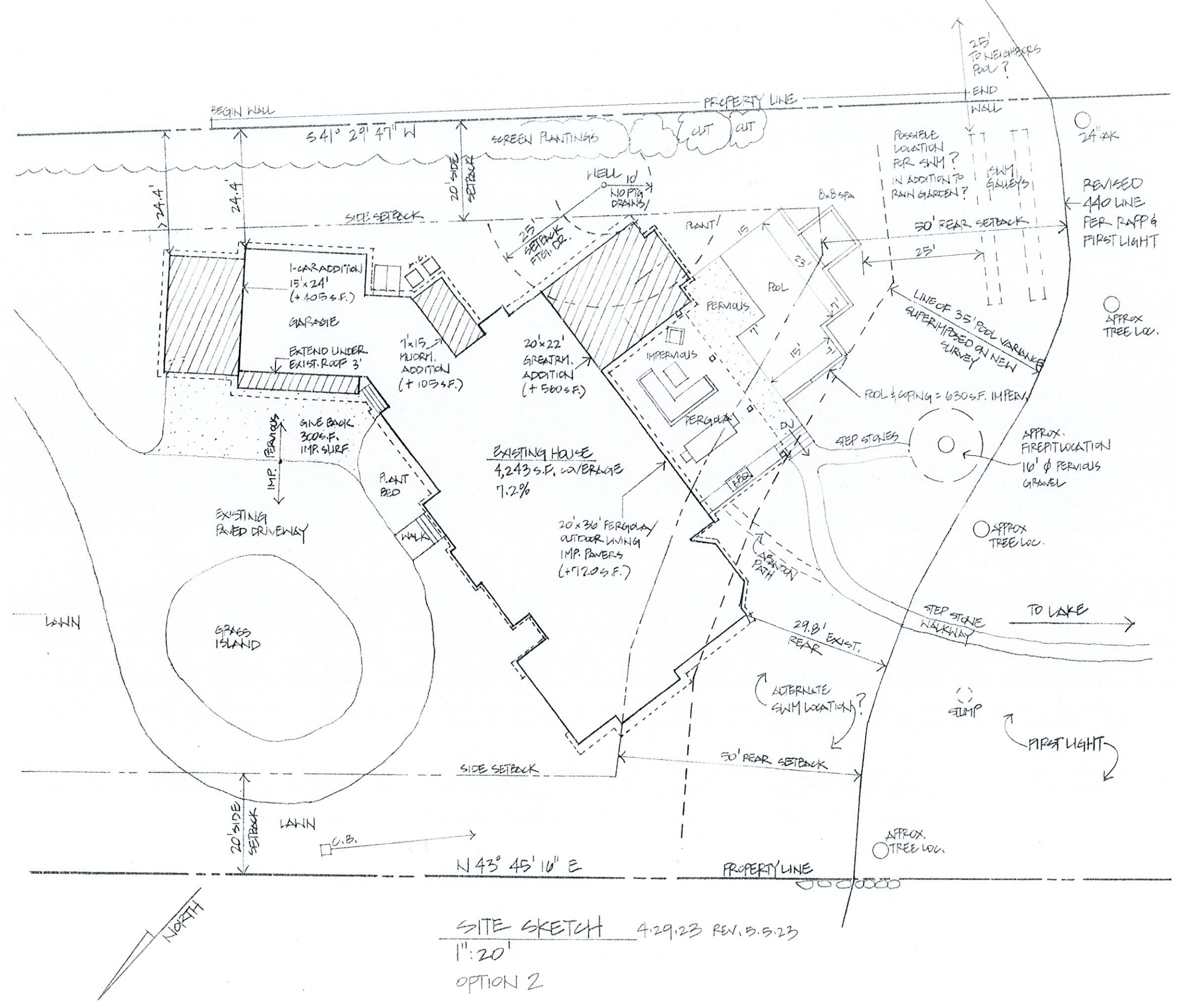
scale 1" = 20'

date 4.25.23

R-44 ZONE 59,255 S.F. (1.36 AC)

GEN. PROV.	PERMITTED	PROPOSED
MIN. SIDE YARD	20'	
MIN. REAR YARD	50'	29.8'
MAX. BLDG. AREA	20%/11,940	9.0%/5,315
MAX. IMP. SURF.	25%/14,926	<25%

ADDED 1,250 S.F. FOR ALL ADDITIONS SHOWN

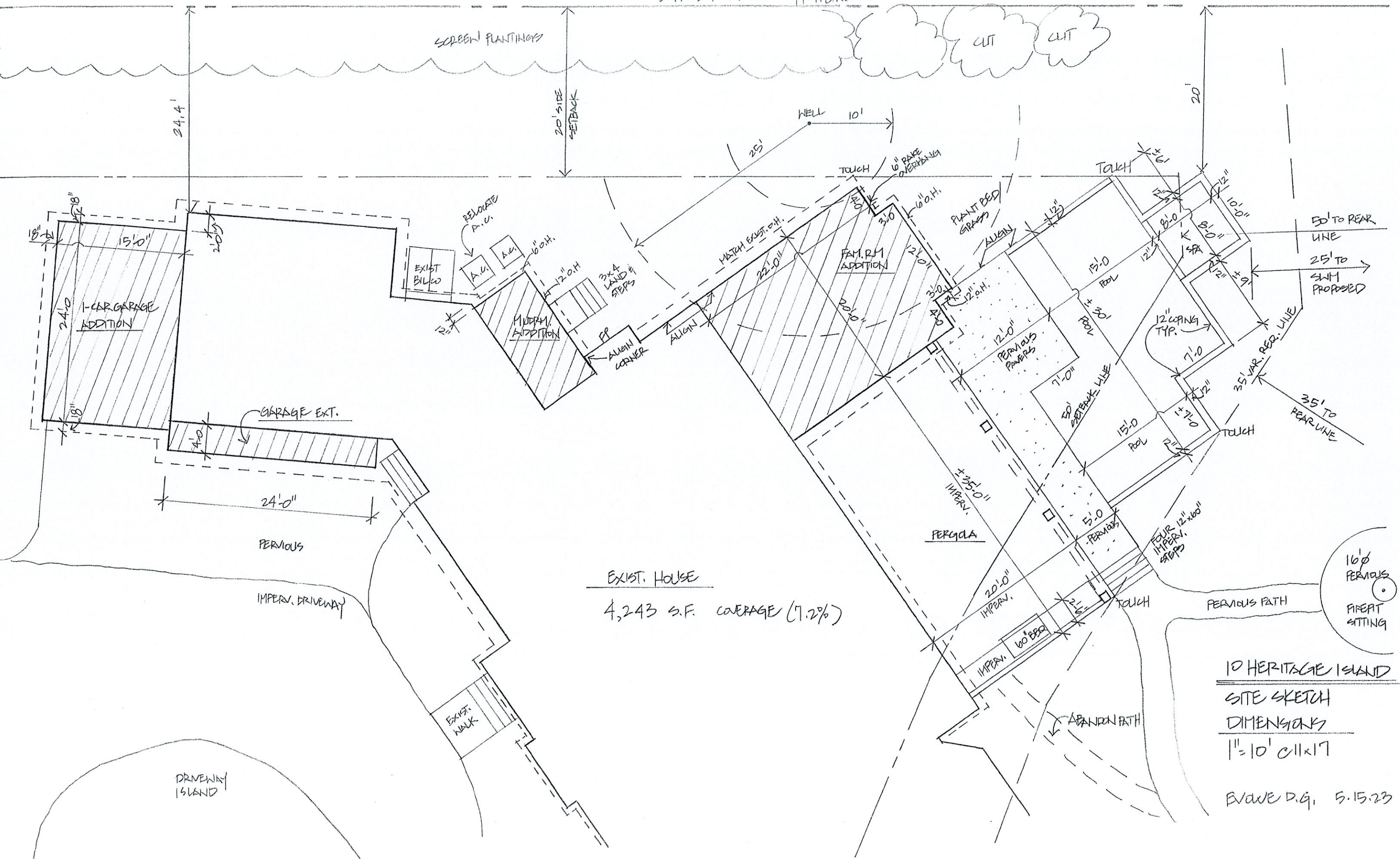


SITE SKETCH 4.29.23 REV. B. 5.23  
 1" = 20'  
 OPTION 2

evolve design group llc project 10 HERITAGE ISLAND title Pool & Terrace SITE SKETCH  
 NEW FAIRFIELD, CT

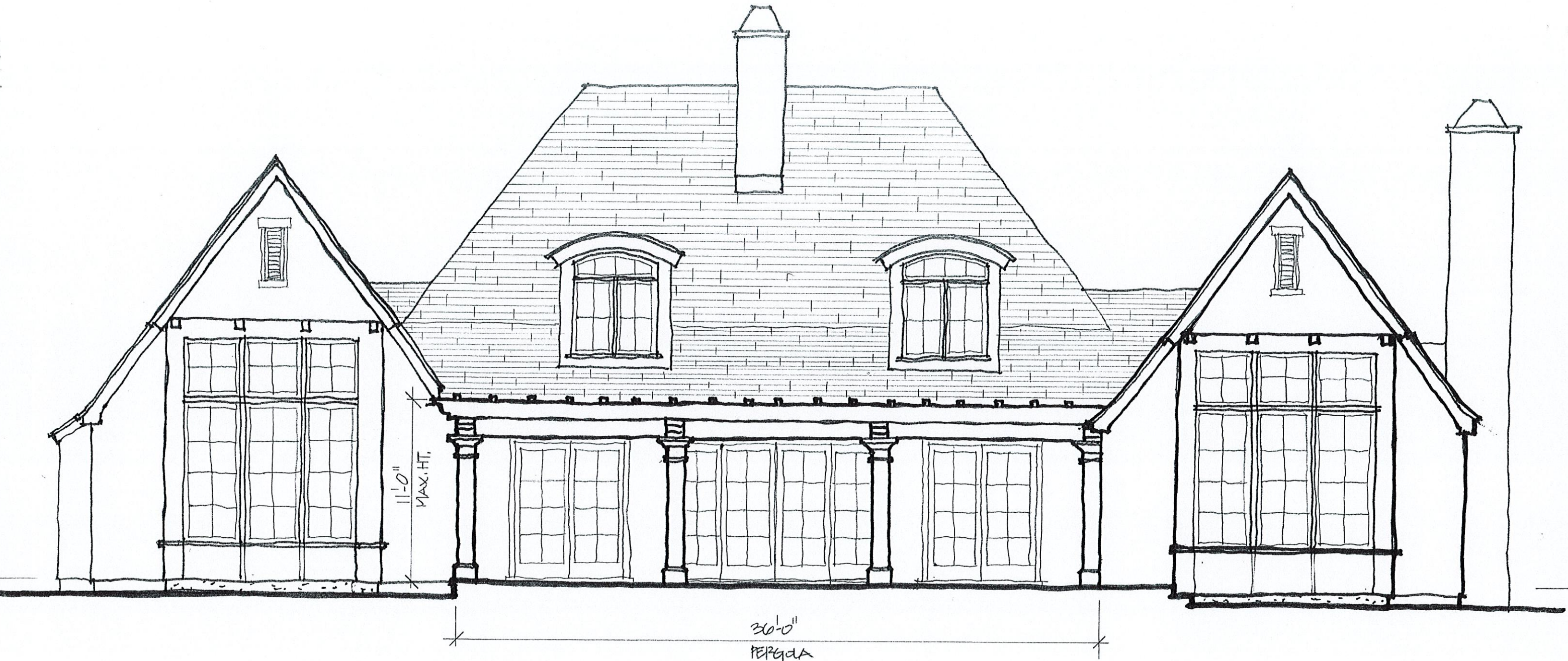
po box 669  
 sherman, ct 06784  
 203.470.7408  
 © 2023 evolve design group, llc  
 scale 1" = 20'  
 date

S 41° 29' 47" W PROP. LINE

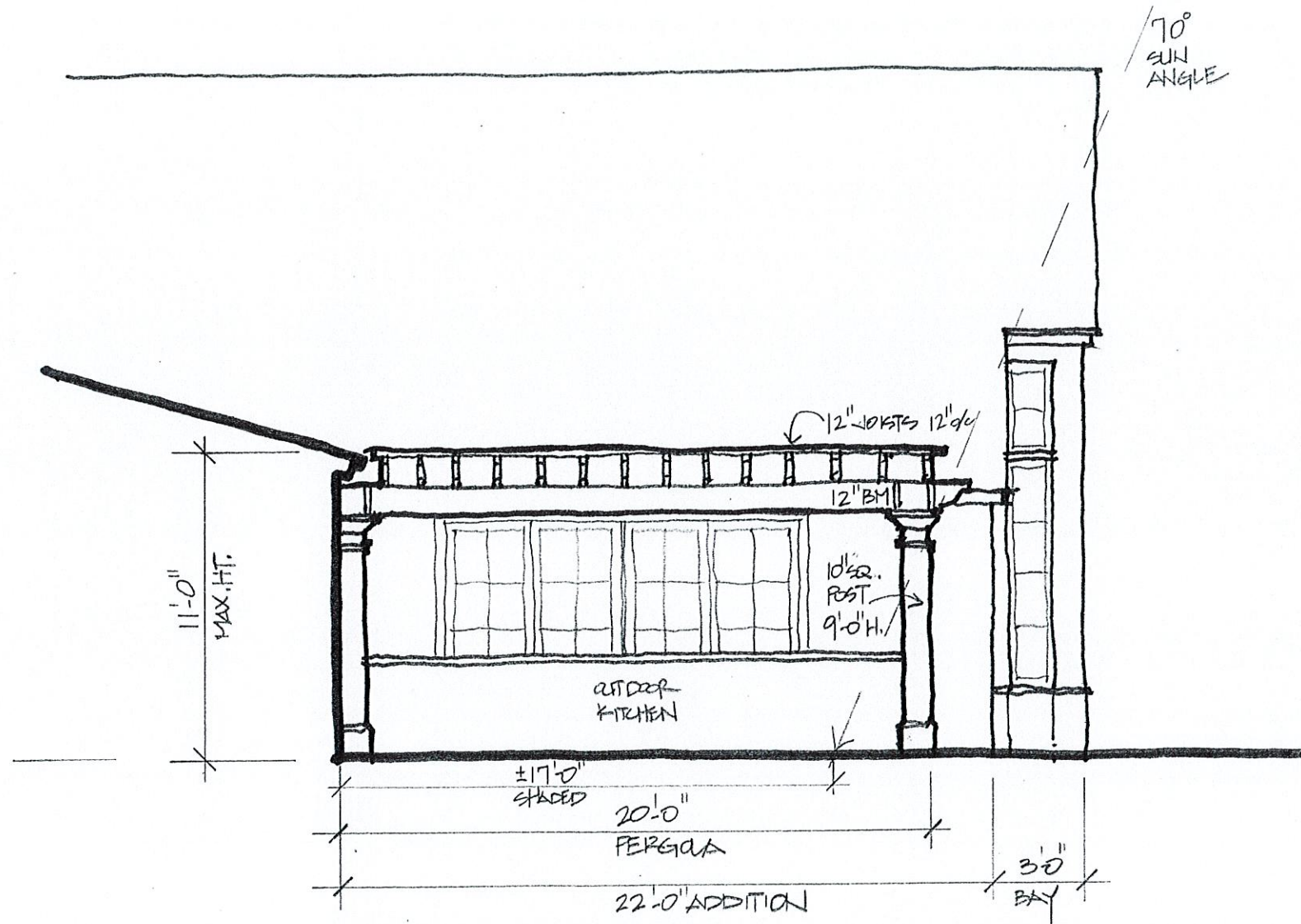


EXIST. HOUSE  
 4,243 S.F. COVERAGE (7.2%)

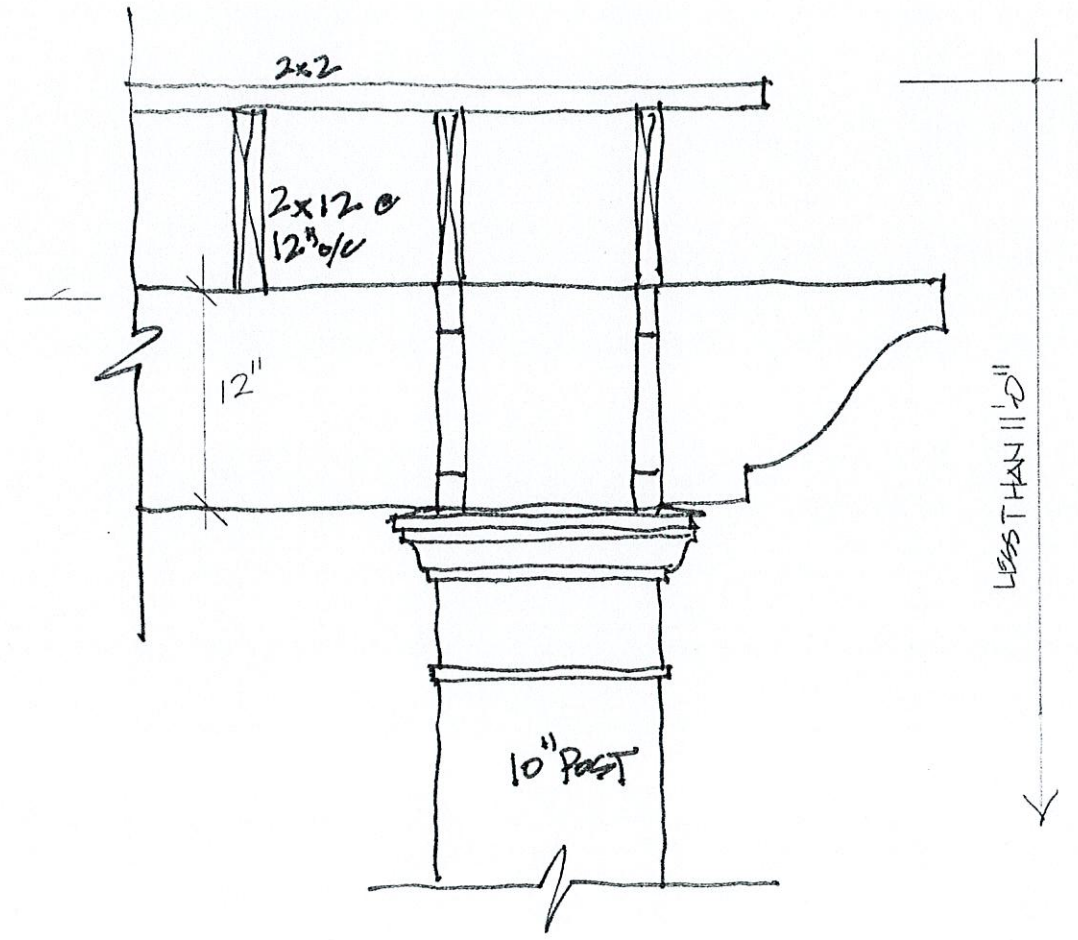
10 HERITAGE ISLAND  
 SITE SKETCH  
 DIMENSIONS  
 1" = 10' @ 11x17  
 ENCL D.G. 5.15.23



10 HERITAGE ISLAND  
REAR/SOUTH ELEVATION  
3/16" = 1'-0"



10 HERITAGE ISLAND  
SIDE/WEST ELEVATION  
 3/16" = 1'-0"



DETAIL  
 1" = 1'-0"