

APPLICATION OR APEAL#: 33-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: PAUL PERCHAL / THOMAS BIANCO
Mailing Address: 24 B FOX RUN, NEW FAIRFIELD, CT 06812
Phone#: 917-346-7881
Email: pperchal@gmail.com

2) Premises located at: 21 Deer Run on the (N S E W) side of the street
at approx. 2,000 feet (N S E W) from Sunset Trail (nearest intersecting road).

3) Property Owner Name: LISA BIANCO / TRUSTEE
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 116-118

5) Zone in which property is located: 1 Area of Lot: .85 acres

6) Dimensions of Lot: Frontage: 175 ft. Average Depth: _____

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? _____

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: Construction of a lift to provide access to lake due to severity of slope.

Hardship: Pre-existing, non-conforming, narrow shallow lot comprised of mostly ledge with severe slope throughout.

11) Date of Zoning Commission Denial: July 30, 2023

12) Variance(s) Requested: USE DIMENSIONAL

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

Setbacks Requested: Front to: 1.7 ft. Rear to: 0 ft
Side to: N/A Side to: N/A

13) Use to be made of property if variance is granted: Recreational

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: Paul M. Perchal DATE: July 20, 2023



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: July 20, 2023

PROPERTY OWNER: Lisa Bianco Trustee

PROPERTY ADDRESS: 21 Deer Run

APPLICANT/AGENT: Paul Perchal & Thomas Bianco

MAILING ADDRESS: 24B Fox Run

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 1 LOT: 116-118

Please be advised that the applicant would like to construct a lift to provide access to lake due to severity of slope (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)

3.0.4Minor Accessory Buildings & Structures (A-F)

3.2.5-Minimum Lot Area and Frontage (A)

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

3.2.11-Minimum Lot Dimensions

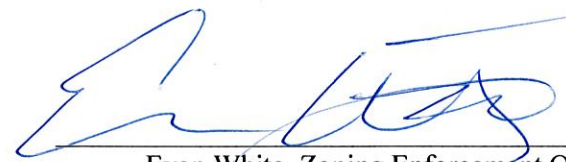
7.1.12-Improved Lots Not in a Validated or Approved Subdivision

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

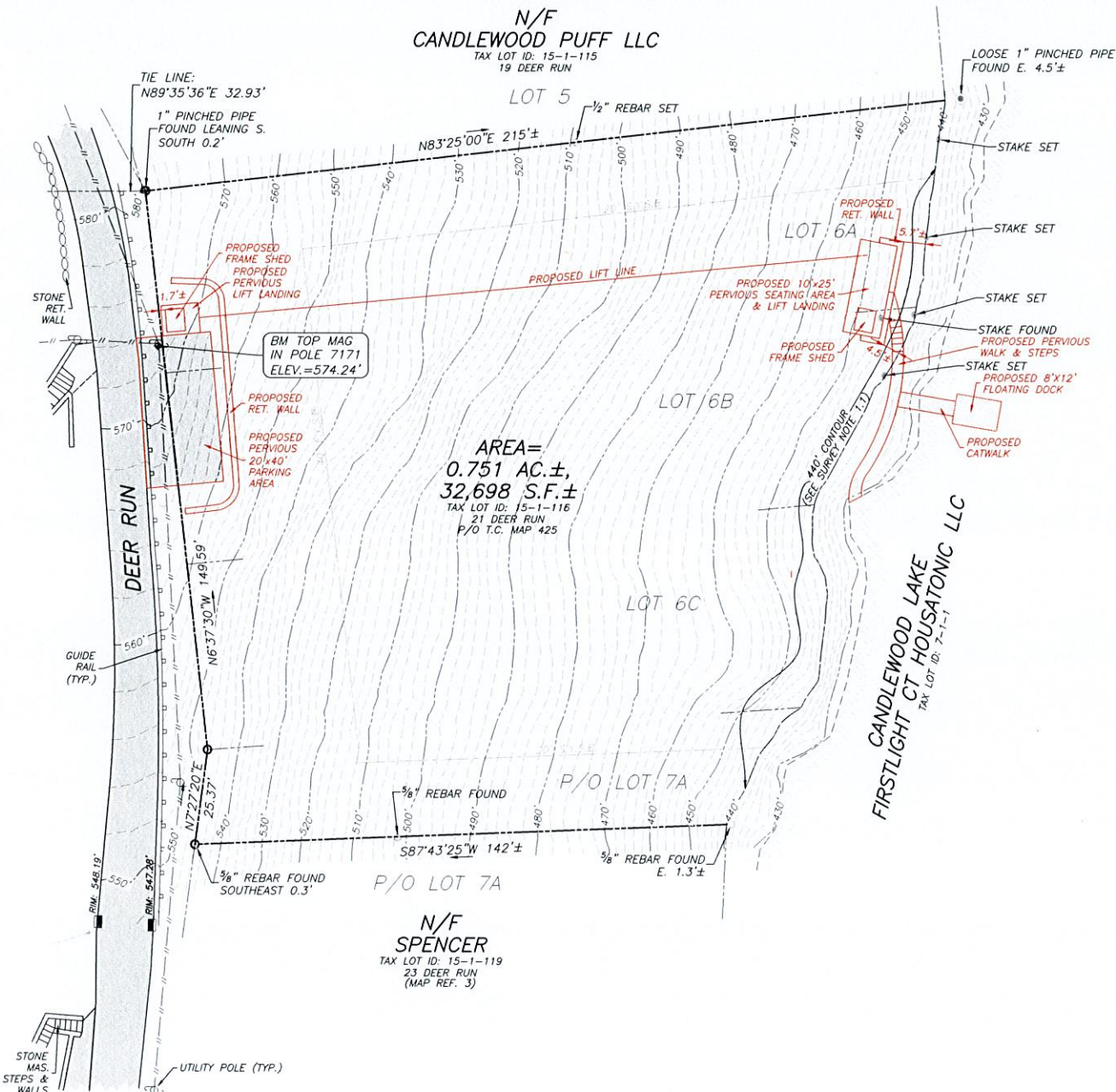
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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.



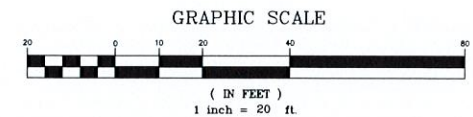
Evan White, Zoning Enforcement Officer
Town of New Fairfield



SURVEY NOTES
 1. VERTICAL DATUM: ROCKY RIVER DATUM
 1.1. 2' CONTOURS BASED UPON A BLEND OF GROUND TOPOGRAPHY & 2016 STATE OF CONNECTICUT LIDAR.
 2. THIS SURVEY IS BASED UPON FIELD MONUMENTATION & DEEDS AND MAPS OF RECORD UPON A CLOSED TRAVERSE OF LOTS ON DEER RUN AND FOX RUN.

MAP REFERENCES
 1. "MAP PREPARED FOR JEANNE GLYNN #20 DEER RUN" BY LINWOOD R. GEE DATED APRIL 4, 2002
 2. "PROPERTY SURVEY PREPARED FOR THOMAS BIANCO & PAUL PERCHAL, 20 DEER RUN" DATED JULY 10, 2018 BY PAH INC.
 3. "PROPERTY SURVEY PREPARED FOR BRIAN H. MELLSTROM & HALIDE AKIN" DATED SEPTEMBER 15, 2005
 4. "ZONING LOCATION SURVEY PREPARED FOR SUZANNE POSCICH, #22 DEER RUN" DATED FEBRUARY 23, 2004 BY LINWOOD R. GEE
 5. "PROPERTY SURVEY PREPARED FOR DAVID & SUSAN BRAND, 18 DEER RUN" DATED DECEMBER 15, 2011 BY PAH, INC.
 6. "ZONING LOCATION SURVEY PREPARED FOR DEBRA GRYTE" DATED JUNE 14, 2005 BY CHARLES C. FARNSWORTH

ZONING TABLE - R44 (ZONE 1)				
	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%	
ALLOWABLE	43560	6540 20.0%	8175 25.0%	
PROPOSED	32698	60 0.2%	0 0.0%	



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/TOPOGRAPHIC SURVEY.
 • BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 136 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
 • THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS. THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR VERTICAL ACCURACY FOR CLASS 1-2 SURVEYS.

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

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

GEOLOGIC LAND SURVEYING, PLLC
 MOUNTAIN VIEW, CT
 P. 814-884-1111 F. 814-884-4717
 WWW.GEOLANDSURV.COM

SURVEYOR'S SEAL

TOPOGRAPHIC PROPERTY SURVEY
 PREPARED FOR
LISA BIANCO TRUSTEE
 BEING
LOT 6A, LOT 6B, LOT 6C, & P/O LOT 7A
 ALSO KNOWN AS
21 DEER RUN
 SITUATE IN THE
TOWN OF NEW FAIRFIELD FAIRFIELD CO., CT.
SCALE: 1" = 20'
 COPYRIGHT © 2022 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

REVISIONS / ADDITIONS		
DATE	DESCRIPTION	BY
1/17/23	ADD P.L. STAKING	EF
3/20/23	ADD PROPOSED LOCATIONS	EF
4/12/23	REVISE NAME	EF
6/9/23	REVISE PROPOSED LOCATIONS	EF

MAP NOTES
 1. THIS SURVEY WAS CONDUCTED ON THE GROUND AND COMPLETED ON OCTOBER 10, 2022.
 2. PROPERTY LOCATED IN R44 (ZONE 1) ZONING DISTRICT.
 3. REFERENCES MADE TO TOWN CLERK MAP NO. 136, 425, 1091, 1315, 1700, 2285, AS WELL AS BOOK 524 PAGE 529 & BOOK 538 PAGE 1191.
 4. OFFSETS SHOWN HEREON REFER TO THE BUILDING EAVES U.O.N. FILE WITH THE BUILDING DEPARTMENT. LOCATIONS ARE APPROXIMATE.
 5. 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.
 6. 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.

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

JOB NO. 15-17-19 (BIANCO 2022)

LOT 69A

UTILITIES (TYP.)

Landing gate with interlock
Landing by others

240-1/4

2218-5/8

30" W 149.59'

120' S.Y.G.B.

LOT 64

(SEE SURVEY NOTE 1.1)

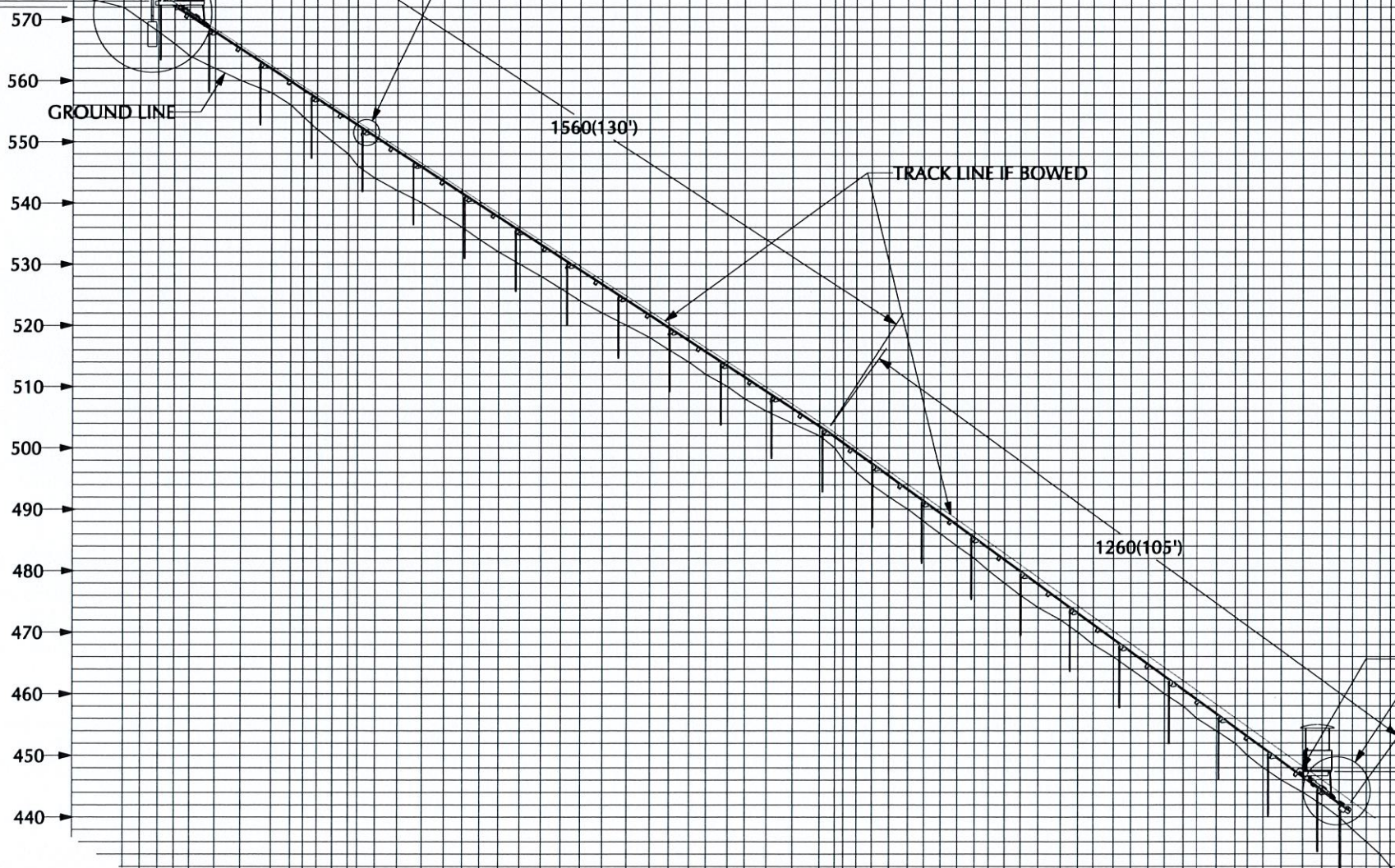
LOT 6B

AREA =
0.751 AC. ±

12

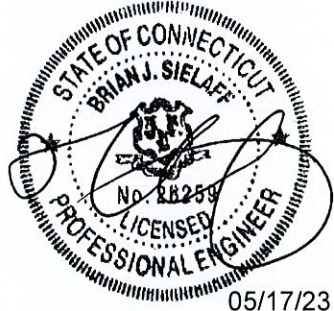
SEE DETAIL A

SEE DETAIL C



SEE DETAIL D
SEE DETAIL B

16
446
440



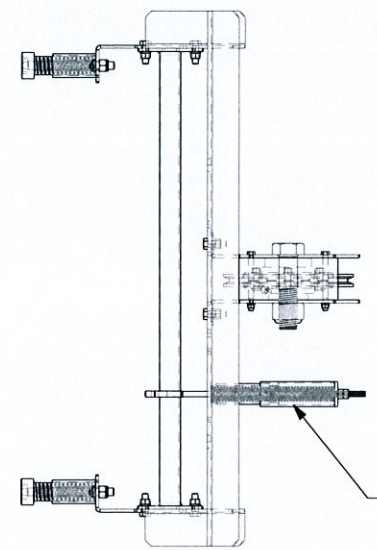
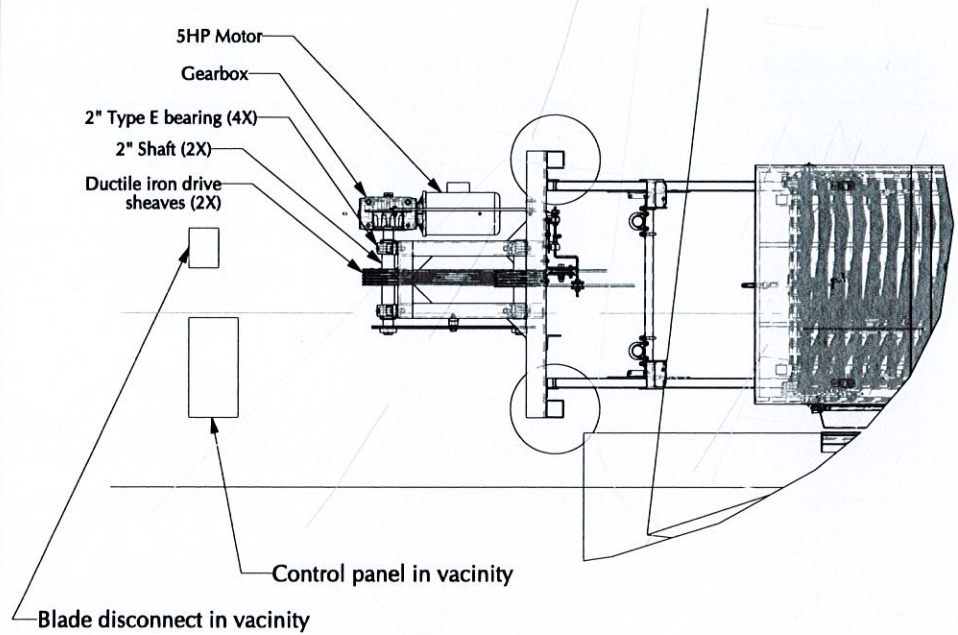
05/17/23

GENERAL NOTES
 RESIDENTIAL INCLINED ELEVATOR
 CONFORMS TO ASME A17.1-2016 5.4
 ANSI/ASME A17.5 REVISION 2014/10/01 AND
 CAN/CSA B44.1 REVISION 2014/08/01
 ALL POST AND RAIL COMPONENTS TO BE HOT DIPPED GALVANIZED
 CARRIAGE AND TROLLEY TO BE POWDERCOATED
 ALL HARDWARE TO BE GRADE 8 WITH ZINC PLATING
 CARRIAGE IS RATED FOR 860# CAPACITY, 13.73 SQ. FEET
 CABLE SIZE IS 7 X 19, 5/16" GAC(9800# RATING)
 CARRIAGE AND TROLLEY WEIGHT = 500#
 ANGLE OF INCLINE = 36°
 STRESS ON CABLE OF 799# (SAFETY FACTOR OF 12.3)
 OPERATING SPEED IS 70 FPM
 TYPE A SAFETY, PN TYTF-16002, TYTF-16009
 GOVERNOR PN BKF-0903-1
 MOTOR SIZE IS 5HP, SHEAVE PITCH IS 9.813"
 CONTROL PANEL UL FILE NO. E473065
 POWER REQUIREMENT = 230V, 50 AMP SERVICE

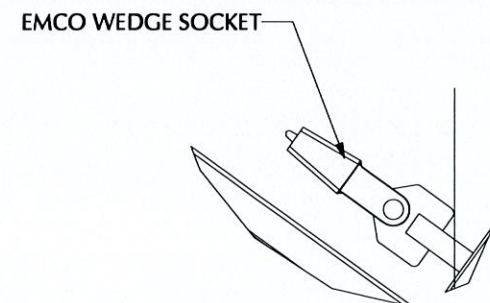
WEIGHT OF 10' SECTION OF TRACK	130#
CAR AND TROLLEY WEIGHT	500#
CAPACITY WEIGHT	860#
TOTAL WEIGHT	1490#
MAX LOAD PER POST	745#
POWER UNIT WEIGHT	750#
CARRIAGE & CAPACITY FORCE @36°	799#
TOTAL LOAD ON SUPPORT POST	1549#
LOAD ON EACH POWERUNIT POST	775#

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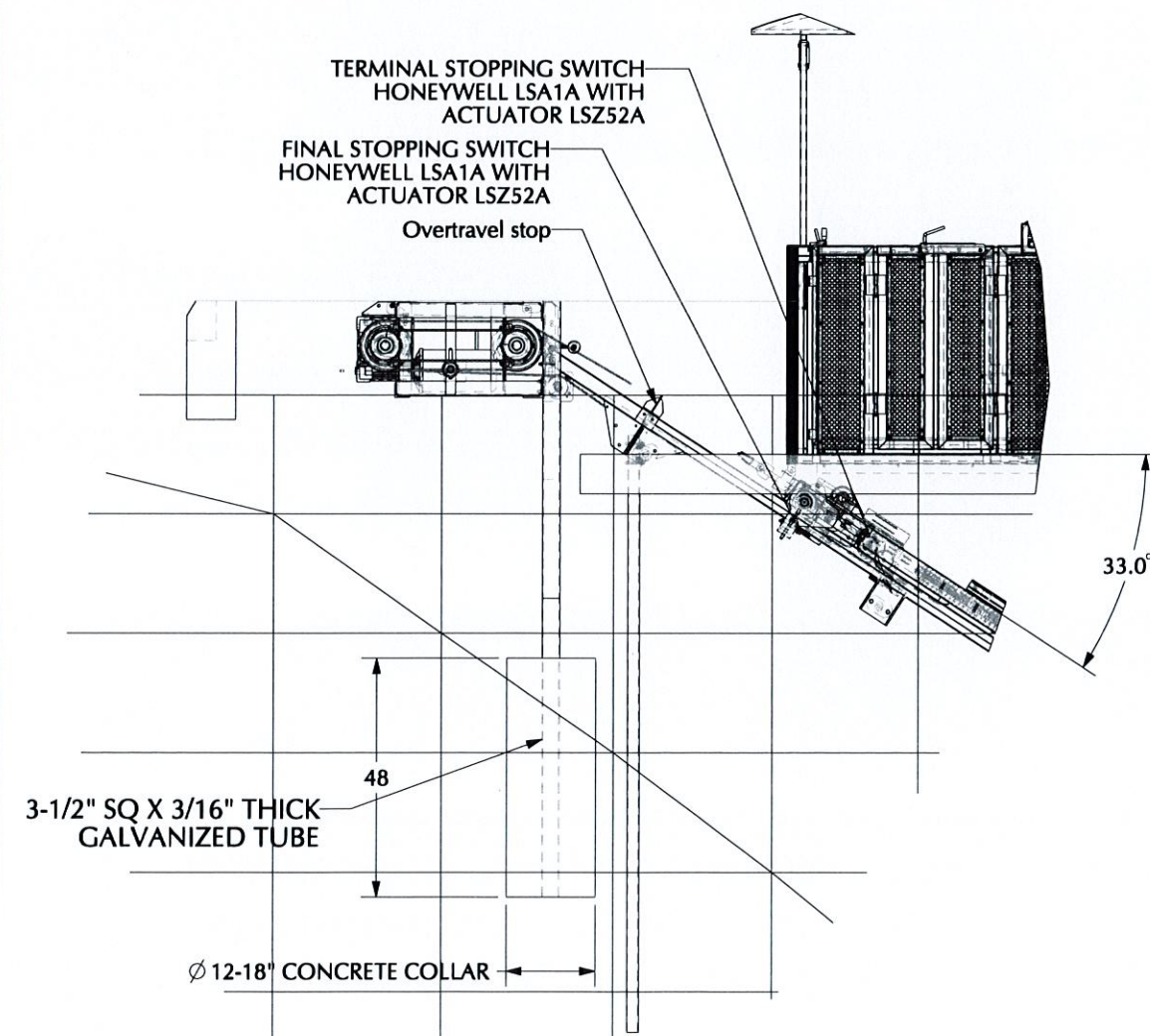
MARINE www.marineinnovations.com 1-800-334-4670 1-203-334-4670		LOCATION 24B Fox Run New Fairfield, CT 06812	
CUSTOMER Paul Perchal & Thomas Bianco	SHEET SIZE C	LENGTH 235 FT	This drawing is property of Marine Innovations Inc. Cannot be used or duplicated without permission.
DATE 3/27/23	PAGE 1 of 4	SCALE 0.005	
DRAWN BY BWT			



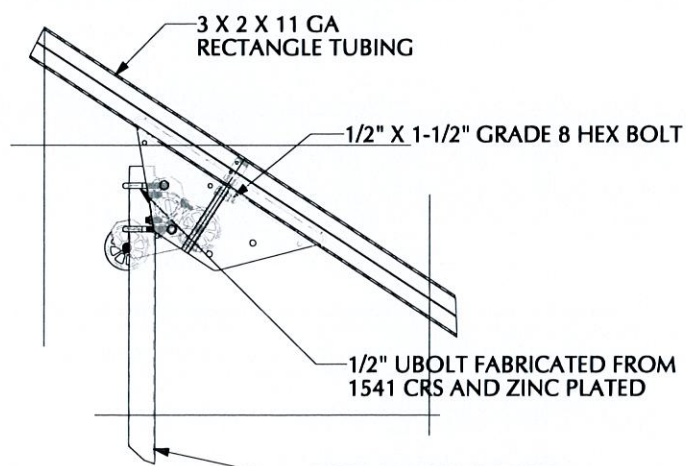
SCALE 0.100



DETAIL D
SCALE 0.188

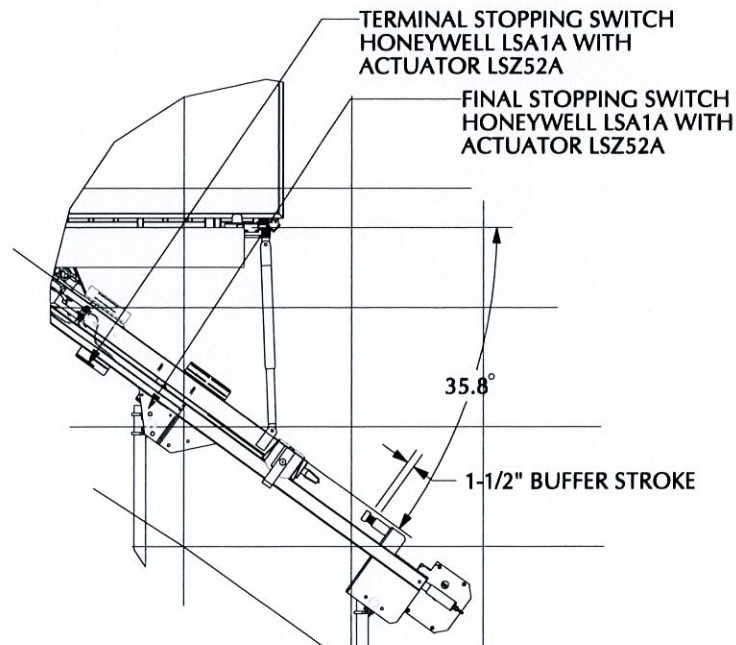


DETAIL A
SCALE 0.040



DETAIL C
SCALE 0.090

SEE POST PLAN

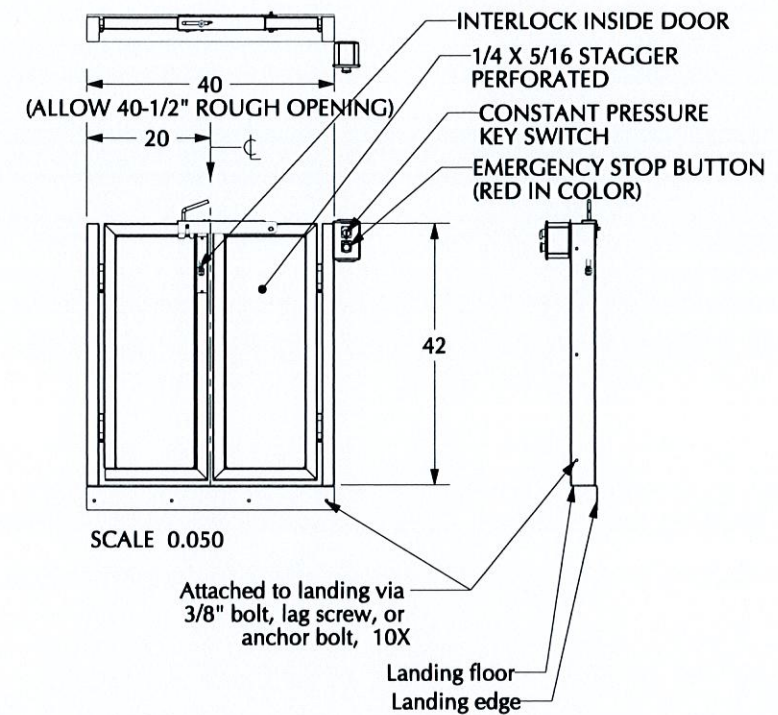
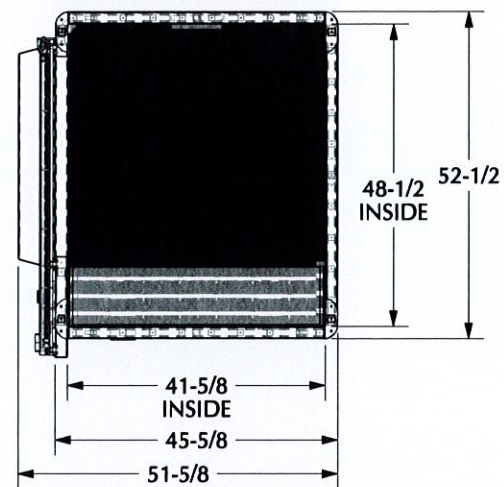


DETAIL B
SCALE 0.040

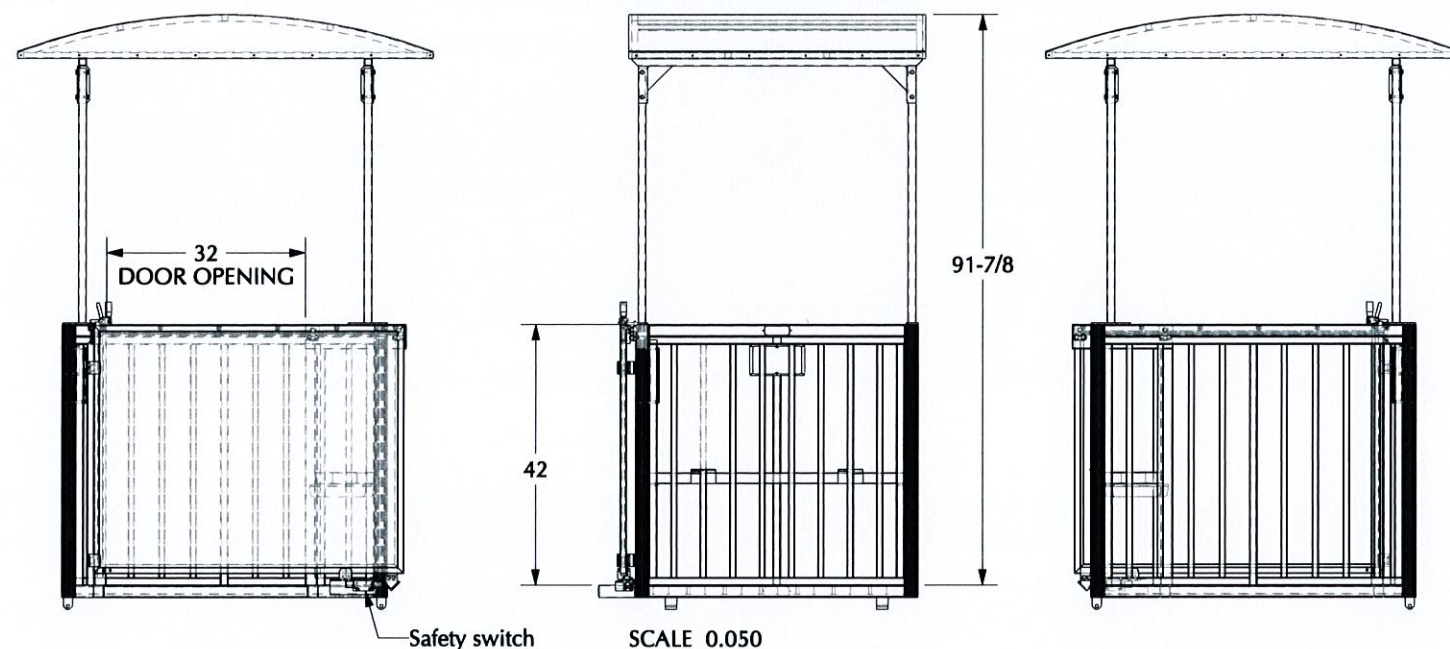
POWER UNIT WEIGHT	750#
CARRIAGE & CAPACITY FORCE @ 36°	799#
TOTAL LOAD ON SUPPORT POST	1549#
LOAD ON EACH POWERUNIT POST	775#

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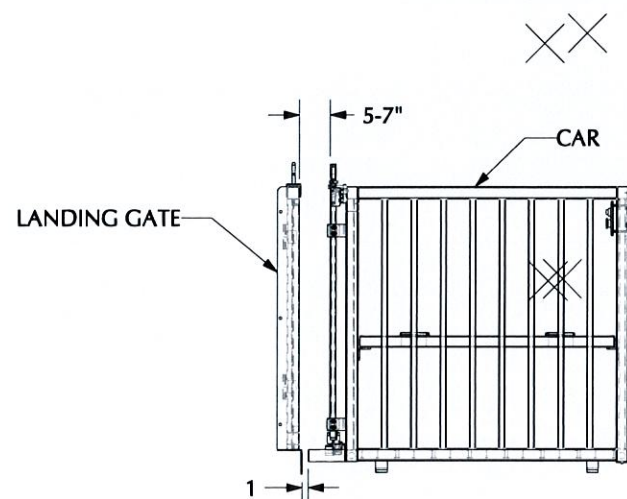
MARINE INNOVATIONS		WWW.MARINEINNOVATIONS.COM	
1888-334-4666		1280-334-4670 fax	
CUSTOMER	Paul Perchal & Thomas Bianco	LOCATION	24B Fox Run New Fairfield, CT 06812
DATE	3/27/23	SHEET SIZE	C
DRAWN BY	BWT	LENGTH	235
	PAGE 2 of 4	SCALE	0.008
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LANDING GATE DETAIL



CARRIAGE DETAIL

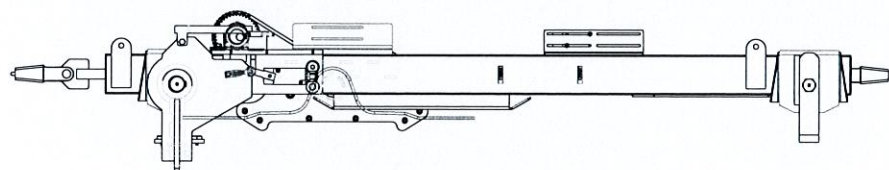
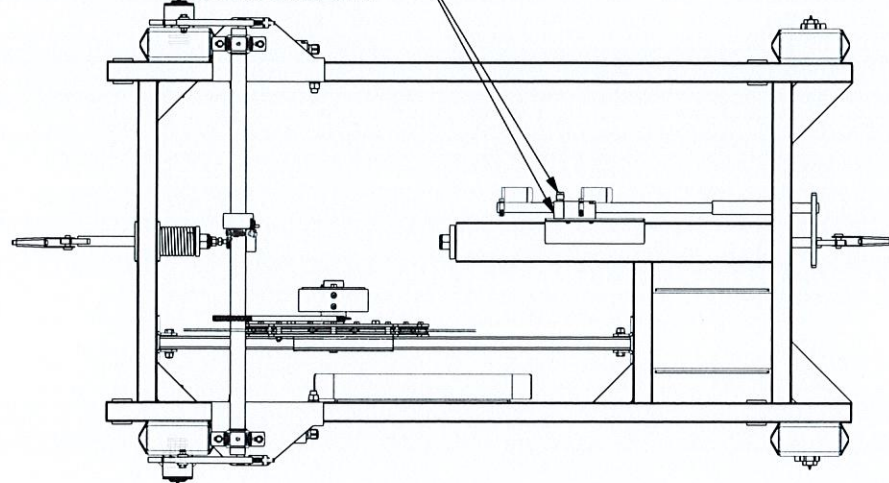


CARRIAGE/LANDING GATE DETAIL

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DATE 3/27/23	LENGTH 235	SCALE 0.005	
DRAWN BY bwt	PAGE 3 of 4		

SLACK CABLE/OVER TENSION SWITCH
HONEYWELL LSA1A WITH
ACTUATOR LSZ52A



SCALE 0.080

TROLLEY DETAIL

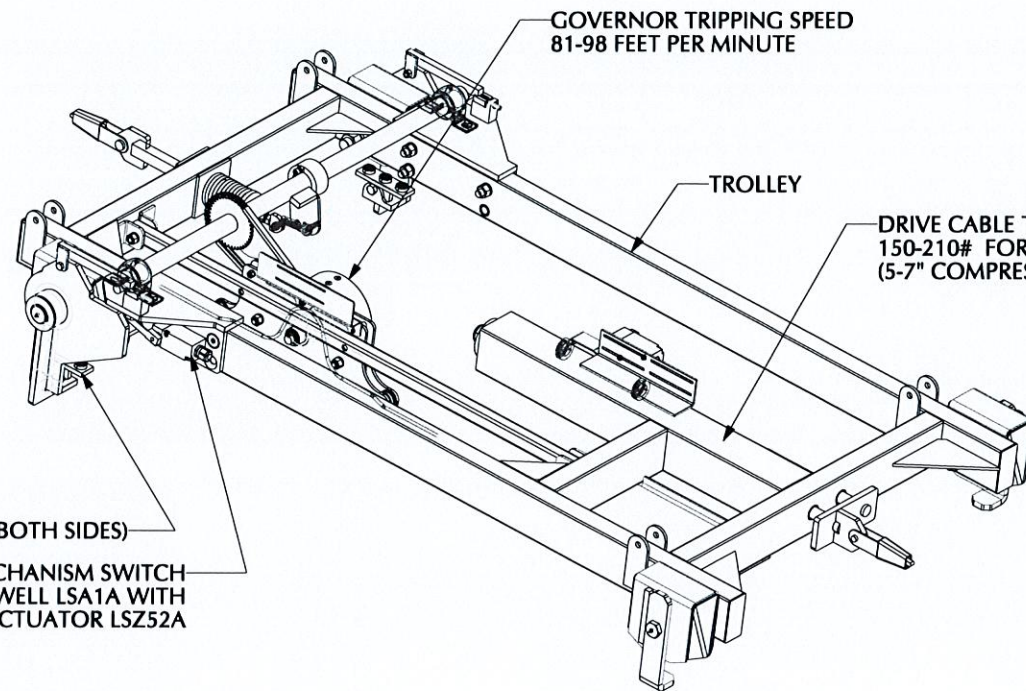
BRAKING SHOE UNDER TRACK (BOTH SIDES)

CAR SAFETY MECHANISM SWITCH
HONEYWELL LSA1A WITH
ACTUATOR LSZ52A

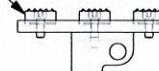
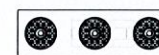
GOVERNOR TRIPPING SPEED
81-98 FEET PER MINUTE

TROLLEY

DRIVE CABLE TENSION SPRING
150-210# FORCE
(5-7" COMPRESSION)

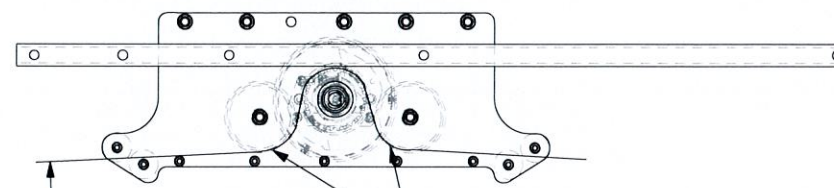
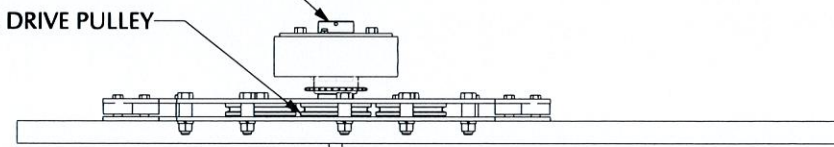


FAIRLANE GRIPPER PADS



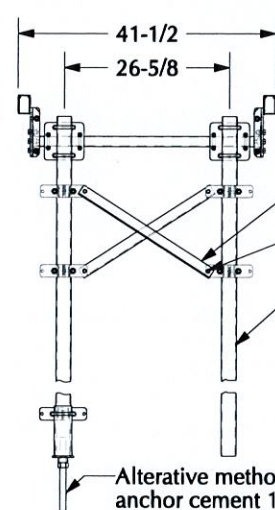
GOVERNOR

GOVERNOR DRIVE PULLEY



GOVERNOR ROPE
Ø 1/4" 7X19 GAC

IDLER PULLEY



WEIGHT OF 10' SECTION OF TRACK	130#
CAR AND TROLLEY WEIGHT	500#
CAPACITY WEIGHT	860#
TOTAL WEIGHT	1490#
MAX LOAD PER POST	745#

1-1/2 X 1-1/2 X 3/16 ANGLE
IRON (ASTM-A36)

3/8" Ø HEXBOLT

2" WT40 GALVANIZED PIPE

Driven to suitable resistance, (approximately 6'-10') or engineer spec
(Suitable resistance defined by following: Selected post
will be tested with 55# drop hammer, dropped from 36"
height. Acceptable value to be 3 blows or greater per inch.)

Alternative method in rock: Drill into rock then
anchor cement 1" all thread, Bolt pipe socket
into place and insert pipe inside socket then clamp

POST PLAN
CROSSBRACING USED ON
HEIGHTS GREATER THAN 4'

SCALE 0.050

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DRAWN BY bwt	PAGE 4 of 4	SCALE 0.015	This drawing is property of Marine Innovations Inc. Cannot be used or duplicated without permission.