

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es) Variance Appeal of Cease & Desist # 20-20

1) Applicant: THOMAS TERMINELLE / ALFRED SACCO ARCHITECT
Mailing Address: 21 FOX RUN NEW FAIRFIELD CT Phone#: 203-826-6928
Email: ACSACCO1@CHARTER.NET

2) Premises located at: 21 FOX RUN HT on the (N S E W) side of the street at approx. _____ feet (N S E W) from _____ (nearest intersecting road).

3) Property Owner Name: THOMAS TERMINELLE
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 218

5) Zone in which property is located: R4A Area of Lot: 10,149 SQ FT.

6) Dimensions of Lot: Frontage: 140.73 Average Depth: 94'

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: ONE STORY TWO CAR GARAGE 26' X 26' WITH STORAGE ON BOTTOM

Hardship: RECONFIGURING EXISTING LOT (NARROW) WITH STEEP SLOPE

11) Date of Zoning Commission Denial: _____

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

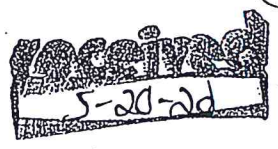
* Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 20' Rear to: 21'
Side to: OK Side to: OK

13) Use to be made of property if variance is granted: TWO CAR GARAGE

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: Thomas Terminelle DATE: 5/18/20 #2



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: May 26, 2020
PROPERTY OWNER: Mr. Thomas Terminelle
PROPERTY ADDRESS: 21 Fox Run (C.I.)
APPLICANT/AGENT: Mr. Thomas Terminelle & Al Sacco
MAILING ADDRESS: 21 Fox Run (C.I.)
ZONING DISTRICT: R-44 **MAP:** 15 **BLOCK:** 1 **LOT:** 218

Please be advised that the applicant would like to build a two car garage with storage on top & bottom.

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

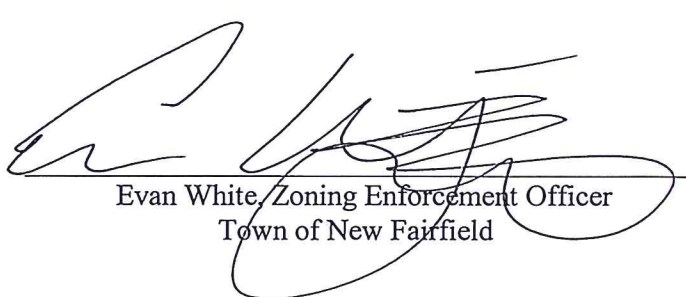
Sections:

- 3.0.5-Private Detached Garages (C)
- 3.2.5-Minimum Lot Area and Frontage (A+B)
- 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+E)

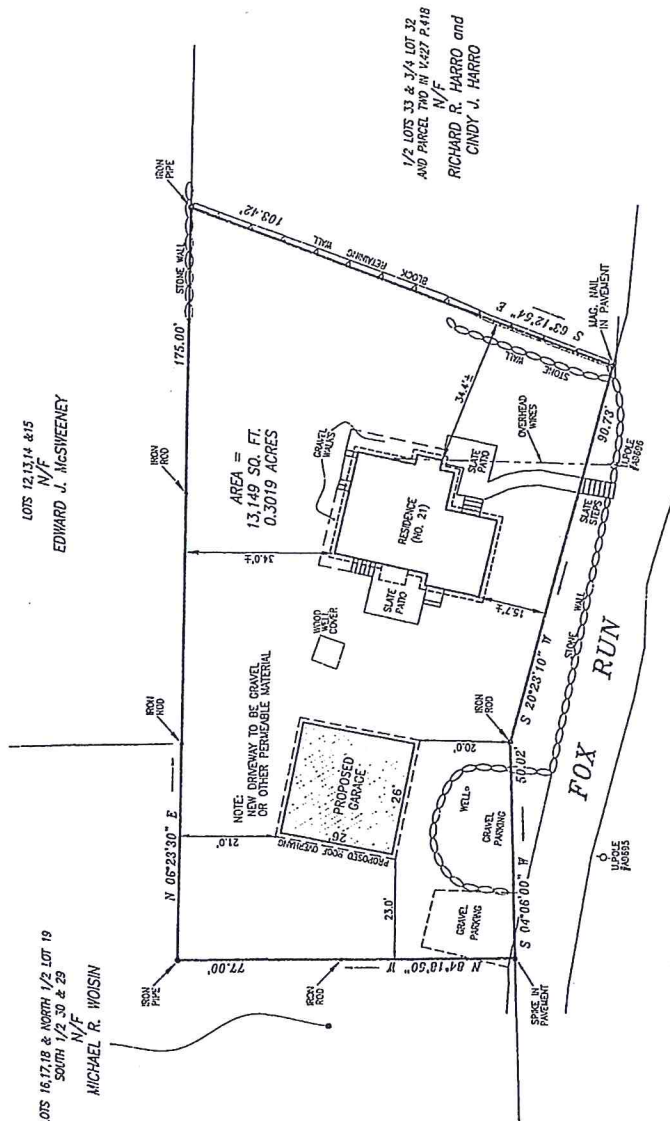
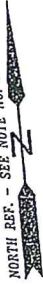
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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

NORTH REF. - SEE NOTE NO. 3



PROPERTY SURVEY
 PREPARED FOR
THOMAS TERMINELLE, SR.
 21 FOX RUN
 TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
 OCT. 7, 2019
 SCALE: 1" = 20'

- NOTES:
- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NOS. 125, 1327, 1384 AND VOL. 481 PG. 1248-1250 OF THE NEW FAIRFIELD LAND RECORDS.
 - 3) REFERENCE MADE TO A CERTAIN MAP PREPARED FOR MICHAEL R. WOISIN 19 RIDGE ROAD, BY THIS OFFICE, DATED MAR. 8, 2017.
 - 4) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF PROPERTY AS DEPICTED ON TOWN CLERK MAP NOS. 1327 AND 1384 OF THE NEW FAIRFIELD LAND RECORDS.
 - 5) PROPERTY IS SUBJECT TO CONSTRAINTS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD, IF ANY.
 - 6) MONUMENTATION FOUND OR SET DEPICTED HEREON.
 - 7) UNDERGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND OTHER SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
 - 8) EXISTING SUPERIOR COVERAGE EQUALS 10.00% ±
 PROPOSED SUPERIOR COVERAGE EQUALS 16.00% ±
 - 9) EXISTING BUILDING COVERAGE EQUALS 5.9% ±
 PROPOSED BUILDING COVERAGE EQUALS 11.2% ±



THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-60-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, EFFECTIVE 06-21-86 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.

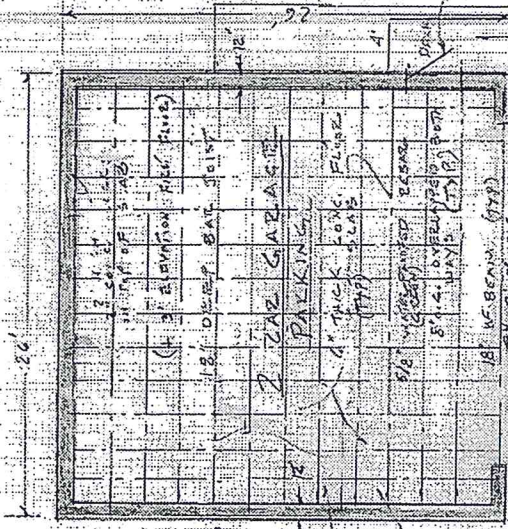
THIS SURVEY MEETS CLASS A-2 STANDARDS, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF
PAH, INC. ~ LAND SURVEYORS
 35 DANBURY ROAD NEW MILFORD, CT.

PAUL A. HARRO, L.S. & C.T. REG. NO. 715167
 JOB NO. 8745

ALFRED SACCO A.I.A.
 6 PINE HILL RD.
 NEW FAVILLE CT. 06821
 203-826-0928
 ACSACCO@ZMAIL.NET

1 of 5



TO EXISTING EXISTING PARKING AREA
 ENTRANCE
 TO EXISTING EXISTING PARKING AREA
 ENTRANCE

00 ELEVATION
 GRADE AT ROAD

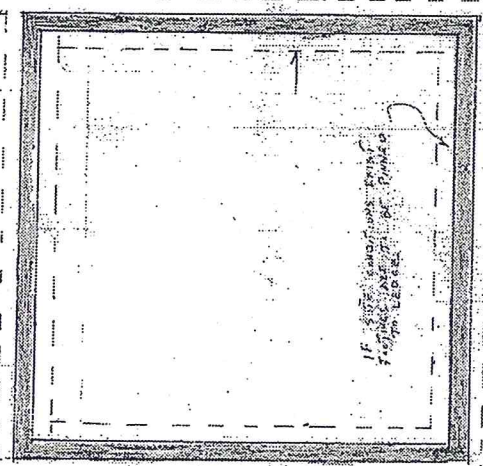
1ST FL. PLAN

W/ 18 DEEP
 STEEL BEAMS
 CROSS BRACES
 EV. 2.0' O.C.
 (TYP)

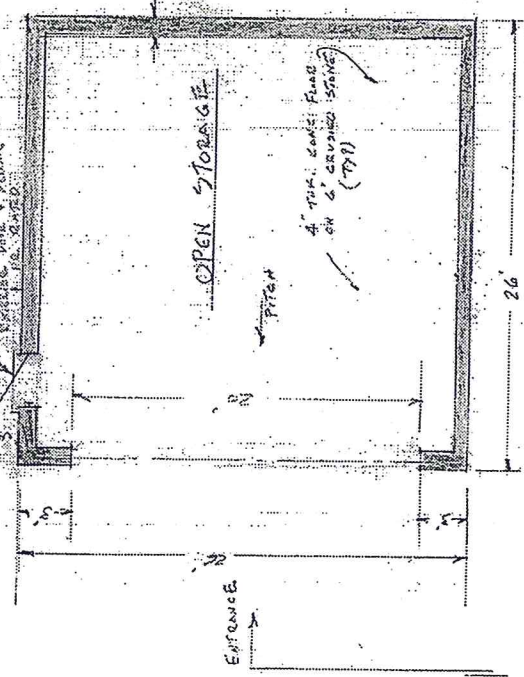
3" MIN. CONC.

6" THICK REINFORCED
 CONCR. FLOOR W/ 5/8"
 STEEL REBAR @ 8" O.C.
 EACH WAY (TYP)

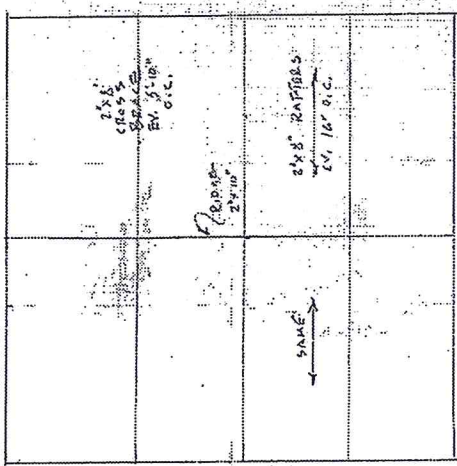
2 CAR GARAGE
 21 BOX BURN NEW FAIRFIELD
 FOR RE TOW TERMINELLE... 10/11/10



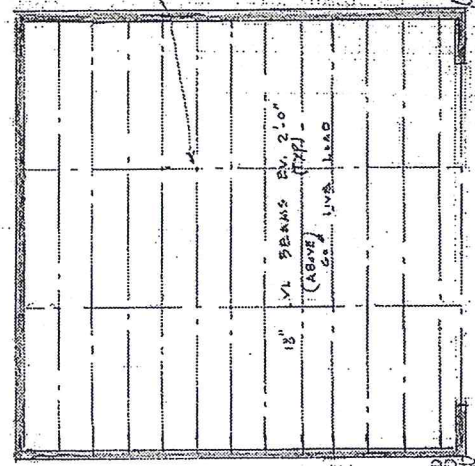
FOUNDATION PLAN



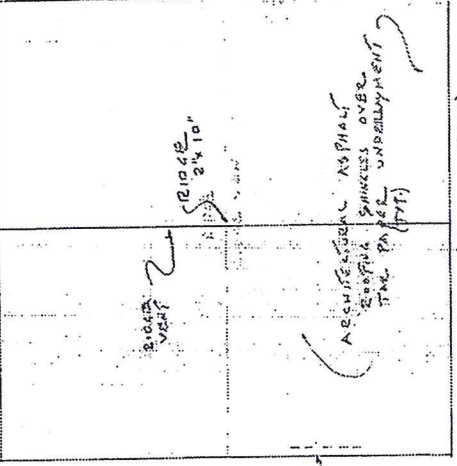
BSMT FLOOR PLAN



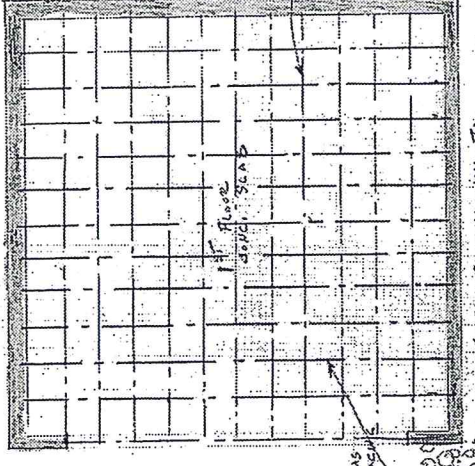
ROOF FRAMING PLAN
(FACING ROAD)



FLOOR FRAMING PLAN
(FACING ROAD)



ROOFING PLAN
(FACING ROAD)



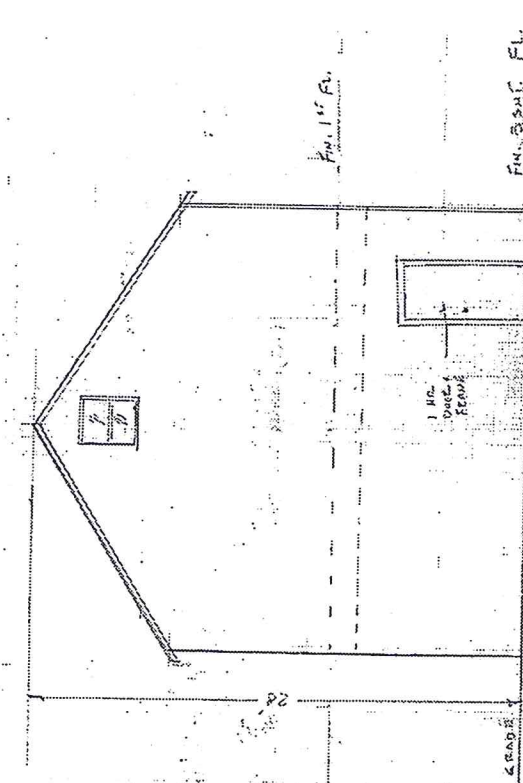
STEEL FRAMING PLAN

ALFRED SACCO AIA
6 PINE HILL RD.
NEW FAIRFIELD CT. 06817
203-828-6928
ALFRED@SACCOAIA.COM

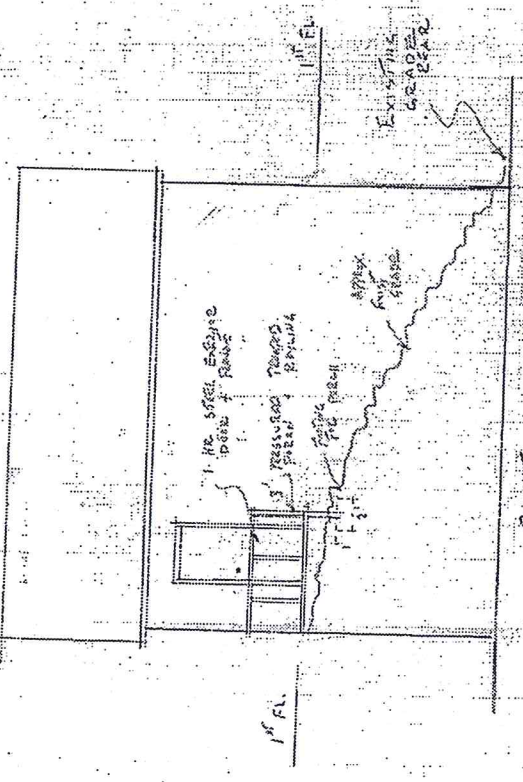
2 CAR GARAGE
21 FOX RUN NEW FAIRFIELD CT
ME. TOM FERMINELLI 10/19

ALFRED SACCO A.I.A.
 6 PINE HILL RD
 NEW HAVEN, CT 06812
 203-826-6928
 AL SACCO | ARCHITECT, INC.

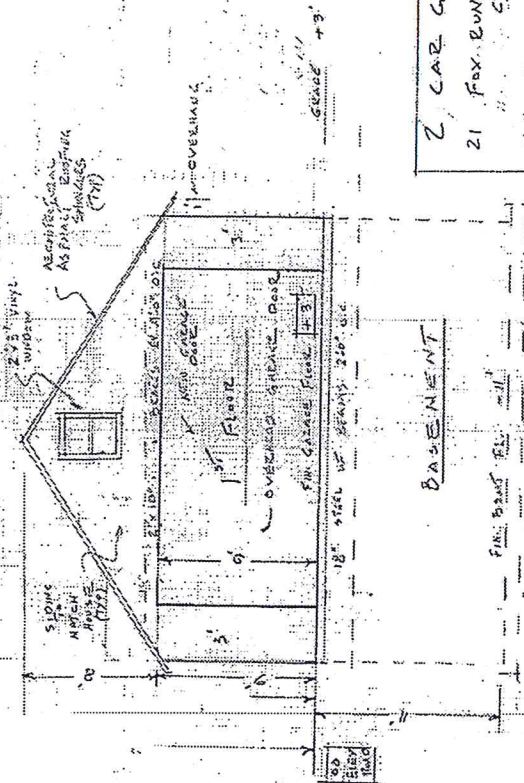
2 CAR GARAGE
 21 FOX RUN, NEW HAVEN, CT
 MR. TOM TOMMELLI
 10/19 3 OF 5



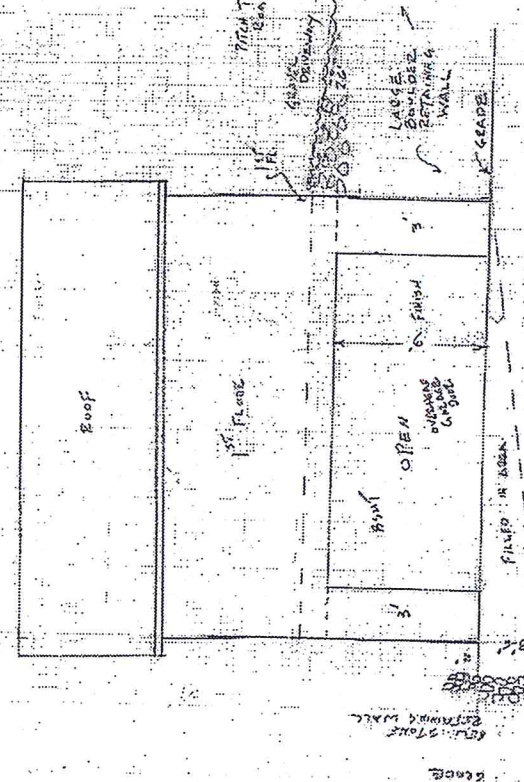
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

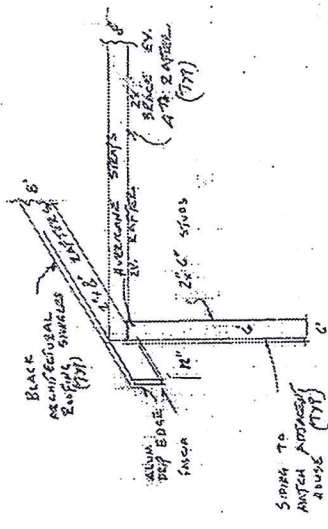
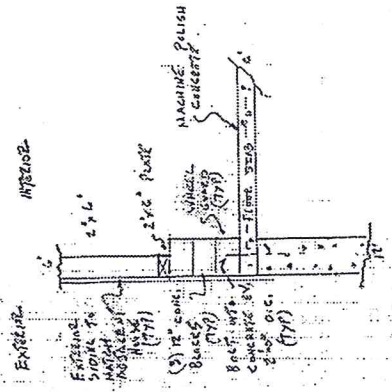
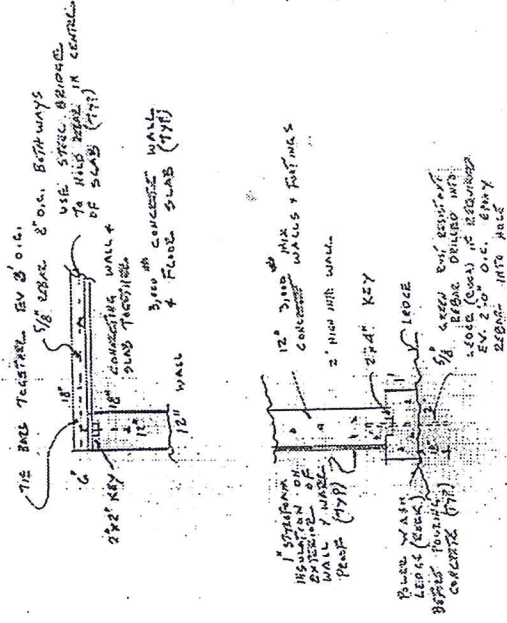


LEFT SIDE ELEVATION

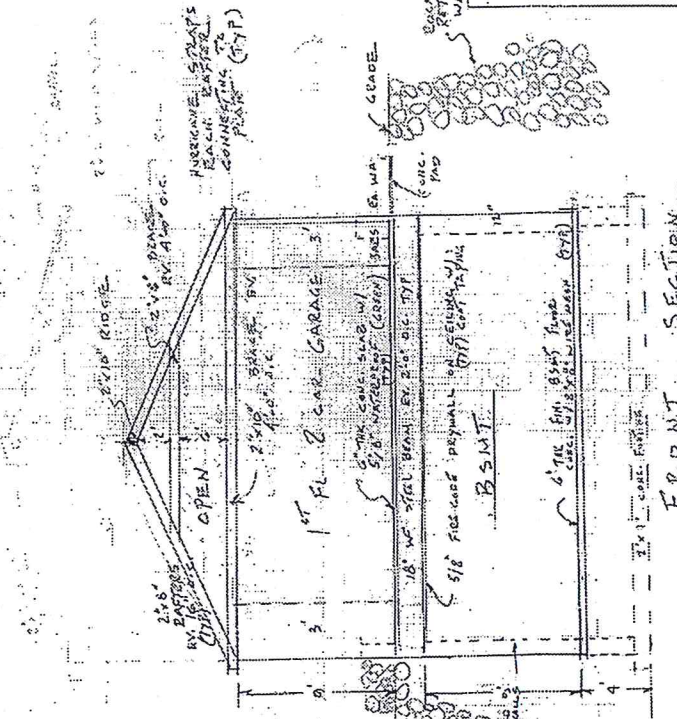
ELEVATIONS

ALFRED SACCO A. I. A.
 6 PINE HILL RD
 NEW BRITAIN CT 06812
 203-825-6728
 A65AC0101C14782R.KET

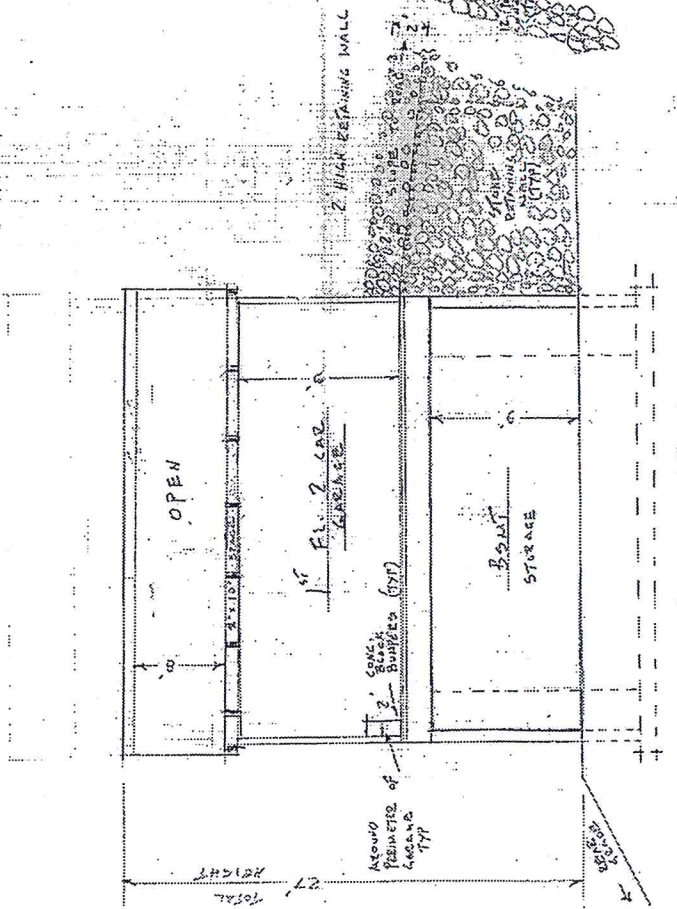
A OF 5
 2 CAR GARAGE
 21' x 10' x 10'
 NEW FLOOR OF
 10' x 10'



DETAILS



FRONT SECTION



SIDE SECTION

