

14-20

APPLICATION OR APPEAL#:

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Robert J. Richter
Mailing Address: 3631 San Juan Road, Sacramento, CA 95832-9802
Phone#: 203-414-4011
Email:

2) Premises located at: 2 Old Road - Lot 2 on the (N S E W) side of the street
at approx. N/A feet (N S E W) from N/A (nearest intersecting road).

3) Property Owner Name: Robert J. Richter
Interest in Property: OWNER X CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 7 Block No.: 1 Lot No.: 2

5) Zone in which property is located: R-44 Area of Lot: 1.192 acres

6) Dimensions of Lot: Frontage: 214 Average Depth: 260' +/-

7) Do you have any Right of Ways or Easements on the property? First Light has flowage rights to the 440 contour line.

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: Accessory structure (deck) without a primary residence and minor accessory structure (temporary shed) without a primary residence.

Hardship: No existing primary structure yet. A shed and a deck existing at same location previously. No rebuild would deny owner full enjoyment of their seasonal getaway. Temporary shed needed to safely and securely store tools and equipment during construction.

11) Date of Zoning Commission Denial:

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

Zoning Regulations (sections): See attached Non-Compliance Letter
Section 2.1 Definitions

Setbacks Requested: Front to: Rear to:
Side to: Side to:

ZONING BOARD OF APPEALS
MAY 21 2020
PROPOSAL

13) Use to be made of property if variance is granted: Recreational while owner visits property by boat.

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: Robert J. Richter DATE: 3/16/2020

#1

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 21, 2020

PROPERTY OWNER: Robert J. Richter

PROPERTY ADDRESS: 2 Old Road-Lot 2

APPLICANT/AGENT: Robert J. Richter

MAILING ADDRESS: 3631 San Juan Road, Sacramento, CA 95832-9802

ZONING DISTRICT: R-44 **MAP:** 7 **BLOCK:** 1 **LOT:** 2

Please be advised that the applicant would like to apply for an accessory structure (deck) without a primary residence and minor accessory structure (Temporary Shed) without a primary residence.

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


Sections:

3.0.4-Minor Accessory Buildings and Structures (A, B, C, D, E, & F)

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

**TOWN BOARD OF APPEALS
MAY 27 2020
PROPOSAL**



EMAIL ADDRESS:

you@domain.com



12x16 Shed Plans



www.construct101.com

12x16 Shed Plans – Gable Design

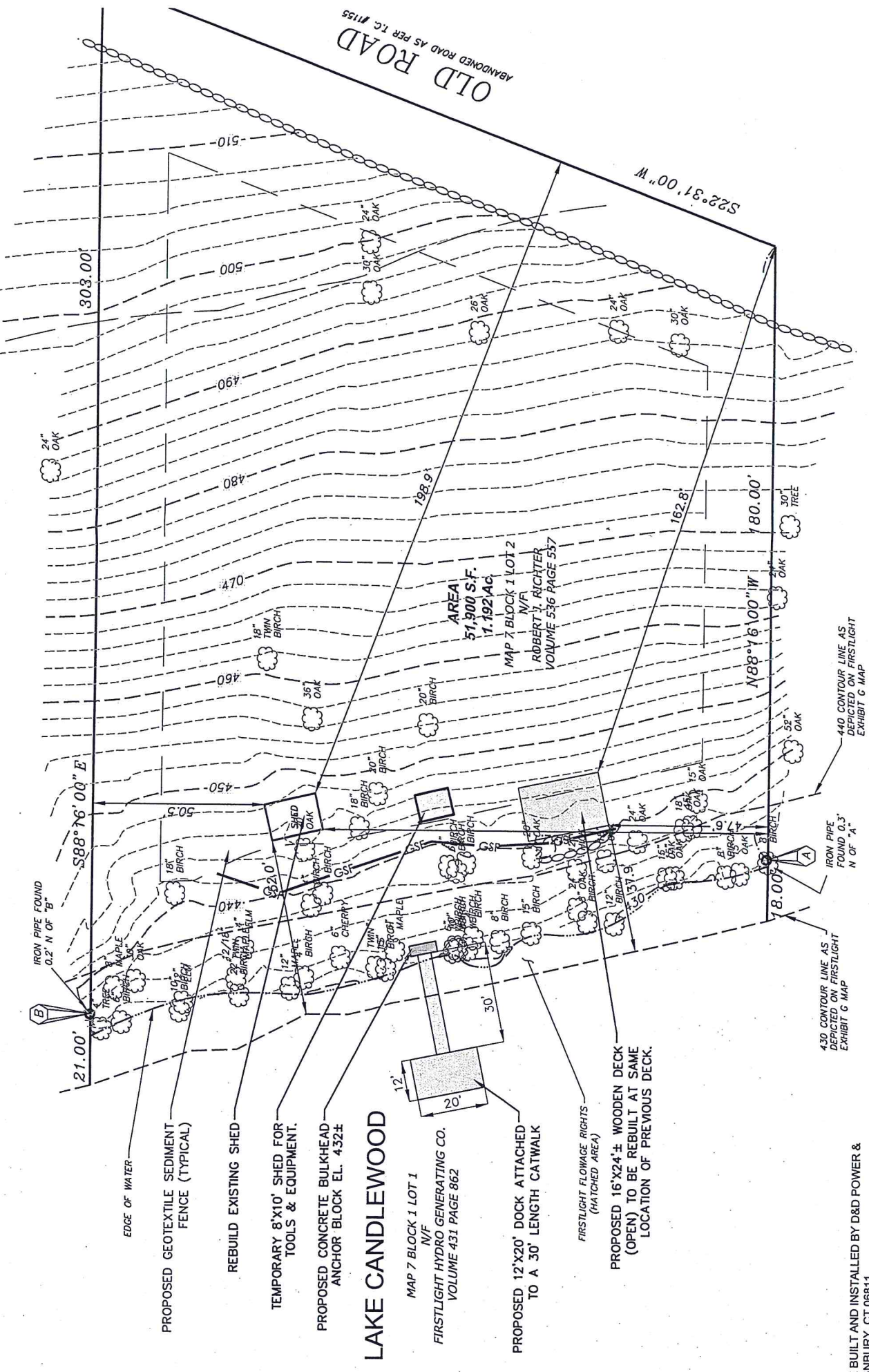
- [Facebook](#)
- [Twitter](#)
- [Pinterest](#)

12x16 [shed plans](#), with gable roof. Plans include drawings, measurements, shopping list, and cutting list.

(A) - (B) N11°29'45"W 205.50'

BASIC 200' UPLAND REVIEW AREA

MAP 7 BLOCK 1 LOT 3
N/F
ANKE BEHREND'S COOKE
VOLUME 490 PAGE 870



LAKE CANDLEWOOD

MAP 7 BLOCK 1 LOT 1
N/F
FIRSTLIGHT HYDRO GENERATING CO.
VOLUME 431 PAGE 862

PROPOSED 12'X20' DOCK ATTACHED TO A 30' LENGTH CATWALK

PROPOSED 16'X24'± WOODEN DECK (OPEN) TO BE REBUILT AT SAME LOCATION OF PREVIOUS DECK.

TEMPORARY 8'X10' SHED FOR TOOLS & EQUIPMENT.

PROPOSED CONCRETE BULKHEAD ANCHOR BLOCK EL. 432±

REBUILD EXISTING SHED

PROPOSED GEOTEXTILE SEDIMENT FENCE (TYPICAL)

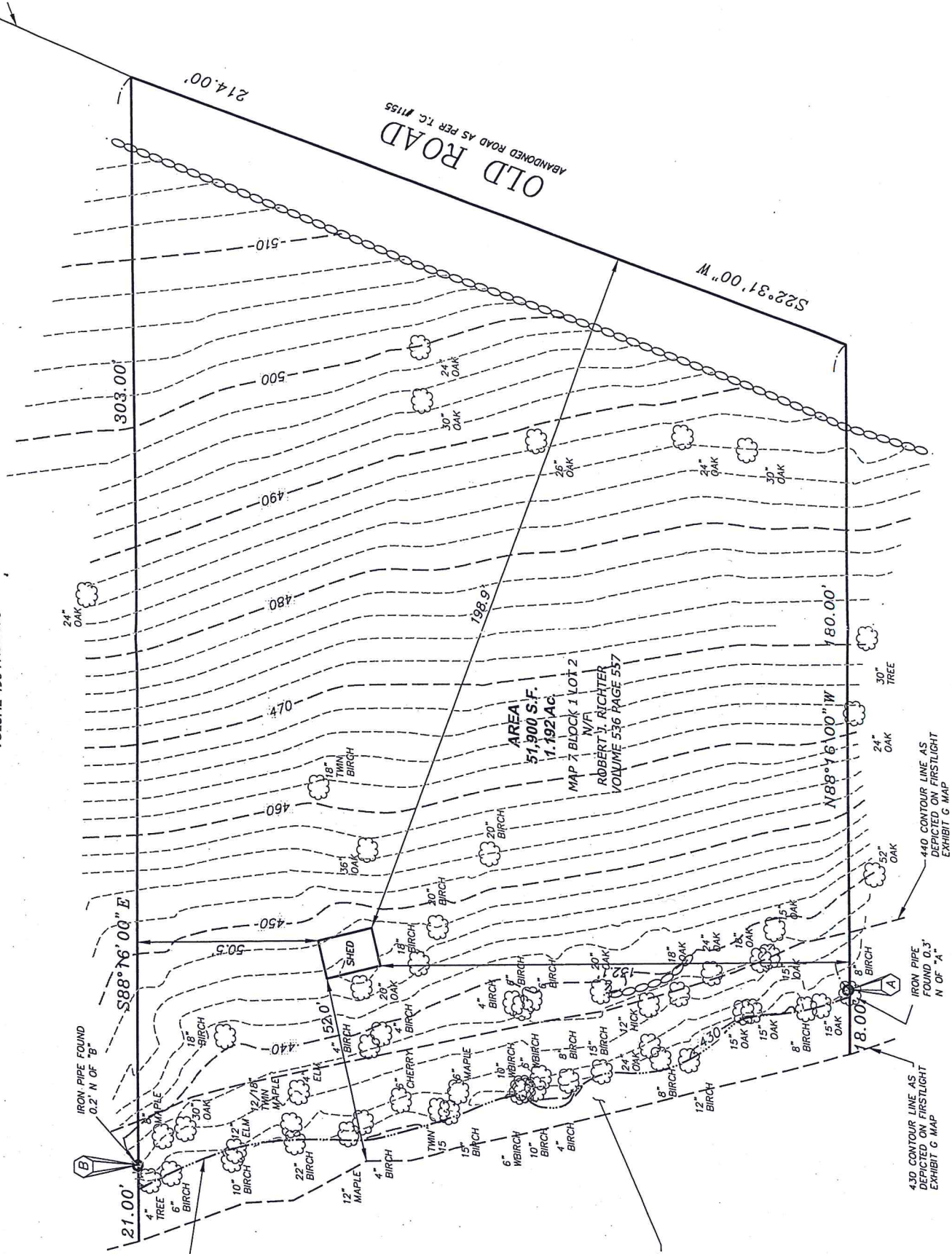
AD TO BE BUILT AND INSTALLED BY D&D POWER & ROAD, DANBURY, CT 06811

OCKY RIVER DATUM SHALL BE FIELD LOCATED AND RK TO ENSURE ALL STRUCTURES ARE LOCATED LATION OF WORK AND 'AS BUILT' SURVEY

MAP 7 BLOCK 1 LOT 1,
N/F
CONNECTICUT LIGHT & POW

A - B N11°29'45"W 205.50'

MAP 7 BLOCK 1 LOT 3
N/F
ANKE BEHREND'S COOKE
VOLUME 490 PAGE 870



LAKE CANDLEWOOD

MAP 7 BLOCK 1 LOT 1
N/F
FIRSTLIGHT HYDRO GENERATING CO.
VOLUME 431 PAGE 862

AREA
51,900 S.F.
1.192 AC
MAP 7 BLOCK 1 LOT 2
N/F
ROBERT J. RICHTER
VOLUME 536 PAGE 537

LAKEWOOD LAKE DATUM. THE
ELEVATION AND ADJUSTED TO MATCH
ELEVATION TO THE CONNECTICUT LIGHT
AND POWER CO. MAPS, IT WAS
ADJUSTED ON THE EXHIBIT G MAPS, IT WAS
ADJUSTED WITH EACH OTHER.
ADJUSTED ON THE EXHIBIT G MAPS WITH THE

430 CONTOUR LINE AS
DEPICTED ON FIRSTLIGHT
EXHIBIT G MAP

IRON PIPE FOUND 0.3'
N OF 'A'

440 CONTOUR LINE AS
DEPICTED ON FIRSTLIGHT
EXHIBIT G MAP

MAP 7 BLOCK 1 LOT 1A
N/F
CONNECTICUT LIGHT & POWER CO.
VOLUME 301 PAGE 958