

APPEAL#: 22-200 BOARD OF APPEALS
ZONING BOARD OF APPEALS
JUL 23 2020

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: William Summers
Mailing Address: 4 Dick Finn Rd. New Fairfield, CT 06812
Phone#: 914-584-7350
Email (optional): WSummers63@yahoo.com

2) Premises located at: 4 Dick Finn Rd on the (N S E W) side of
the street at approx. 400' feet (N S E W) from RT 39 (nearest intersecting
road).

3) Property Owner Name: William Summers
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 119 Block No.: 4 Lot No.: 3

5) Zone in which property is located REB Area of Lot 14,998 SQ FT 0.3443 AC.

6) Dimensions of Lot: Frontage: 100.00' Average Depth: 148.00'

7) Is the property within 500 feet of Danbury, Sherman or New York State? NO

8) Have any previous applications been filed with ZBA on this property? No If so,
give dates and/or variance numbers: _____

9) Proposal for which variance is requested To build 20'x13'6" Deck

HARDSHIP: Private road causing change in zoning
Set back regulations

10) Date of Zoning Commission Denial: _____

11) Variance(s) Requested: () USE DIMENSIONAL
Zoning Regulations (sections) _____

Setbacks Requested: Front to: _____ Rear to: _____
Side to: 35' To 25' Side to: _____

12) Use to be made of property if variance is granted: To build a 20' x 13 1/2' Deck
on residential property

13) 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: William Summers DATE: 6/17/20
6/12/20



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: June 23, 2020

PROPERTY OWNER: William Summers

PROPERTY ADDRESS: 4 Dick Finn Road

APPLICANT/AGENT: William Summers

MAILING ADDRESS: 4 Dick Finn Road

ZONING DISTRICT: R-88 MAP: 19 BLOCK: 4 LOT: 3

Please be advised that the applicant would like to build a 20' X 13'6" Deck on his house.

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

Sections:

3.1.5-Minimum Lot Area & Frontage (A+B)

3.1.6-Minimum Building or Structure Setbacks (B)


3.1.11-Minimum Lot Dimensions

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.

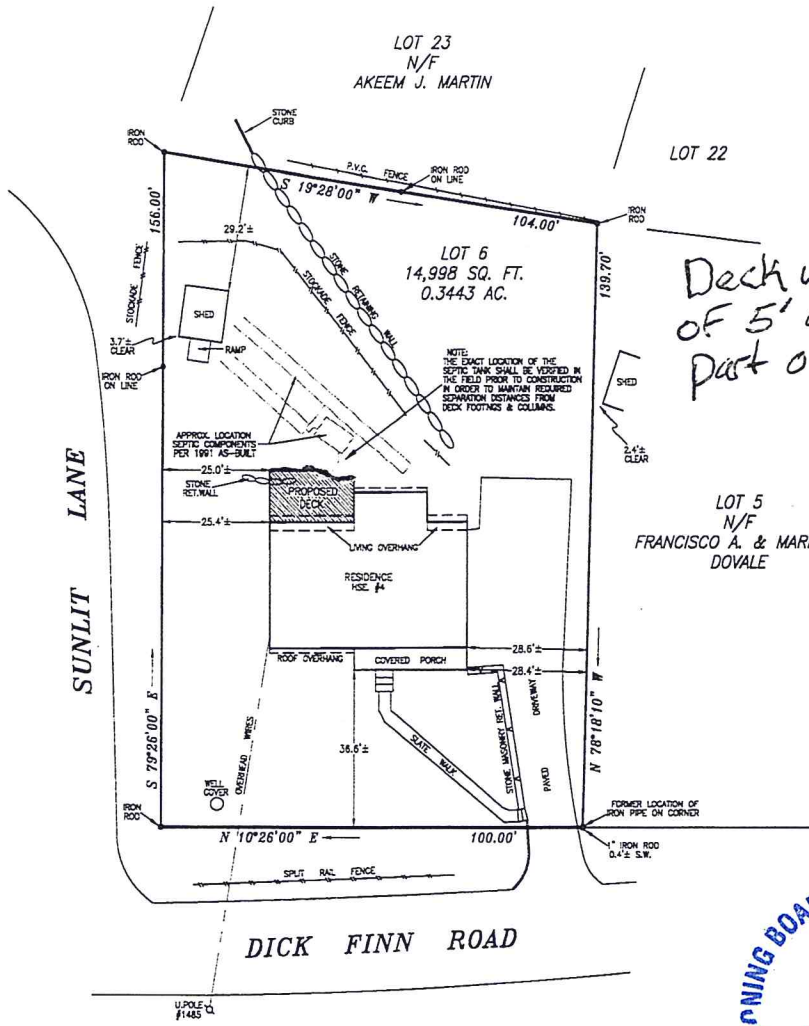
THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

NORTH REF. ~ T.C. MAP NO. 252



Deck will be a minimum of 5' away from any part of septic system

TOWN BOARD OF APPEALS
 JUL 23 2020
 PROPOSAL

PROPERTY SURVEY
 PREPARED FOR
WILLIAM SUMMERS
 4 DICK FINN ROAD

TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
 MAY 12, 2020 SCALE: 1" = 20'

- NOTES:
- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 252 AND VOL. 534 PG. 303-304 OF THE NEW FAIRFIELD LAND RECORDS.
 - 3) REFERENCE MADE TO "SURVEY FOR JAMES L. JONES AND MILDRED JONES" SHOWING LOTS 5 & 6 LAKE RIDGE DEV., BY THOMAS KEANE, SURVEYOR, DATED OCT. 6, 1962.
 - 4) REFERENCE MADE TO "PLOT PLAN FOR GEORGE E. BARBERO & SUSAN A. LINDNER" SHOWING LOT 5 LAKE RIDGE DEV., BY THOMAS KEANE, SURVEYOR, DATED SEPT. 3, 1977.
 - 5) PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS AS NOTED IN VOL. 534 PG. 304 OF THE N.F.L.R.
 - 6) MONUMENTATION FOUND OR SET DEPICTED HEREON.
 - 7) UNDERGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND OTHER SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
 - 8) BUILDING COVERAGE EQUALS 9.9% ±. IMPERVIOUS COVERAGE EQUALS 21.8% ±.

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT 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.

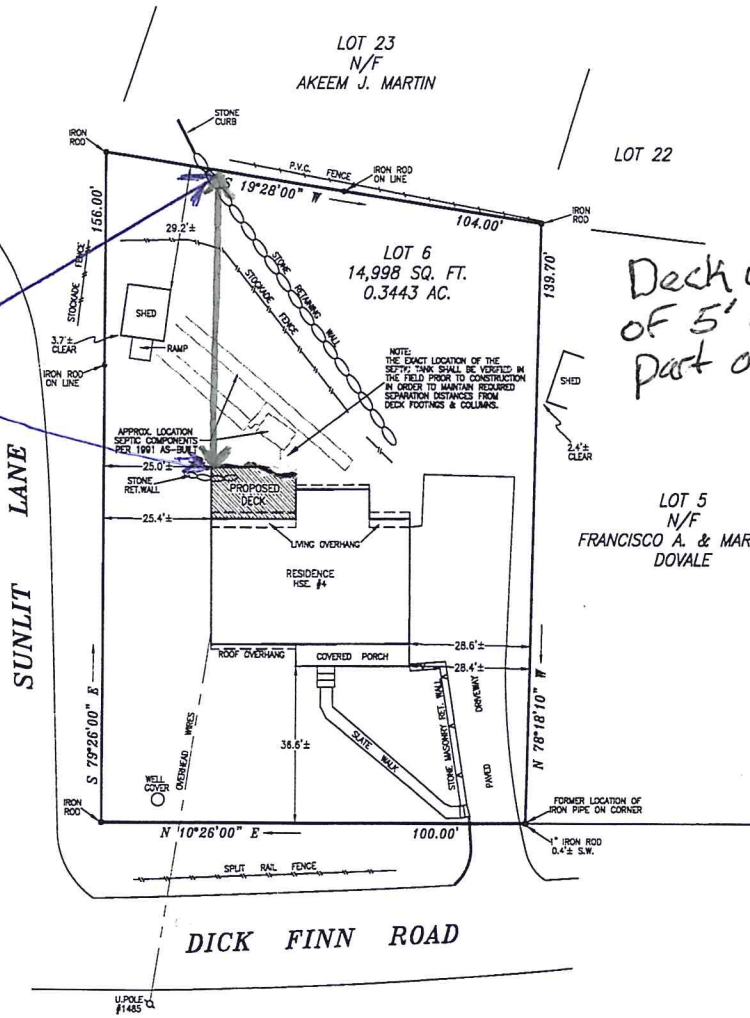
PREPARED BY THE OFFICE OF
PAH, INC. ~ LAND SURVEYORS
 35 DANBURY ROAD NEW MILFORD, CT.



Hi Evan,

NORTH REF. ~ T.C. MAP NO. 252

70'
I measured
This to scale
on Paul Hiro's
Map + its
70'



Deck will be a minimum
of 5' away from any
part of septic system

PROPERTY SURVEY
PREPARED FOR
WILLIAM SUMMERS
4 DICK FINN ROAD

TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
MAY 12, 2020 SCALE: 1" = 20'

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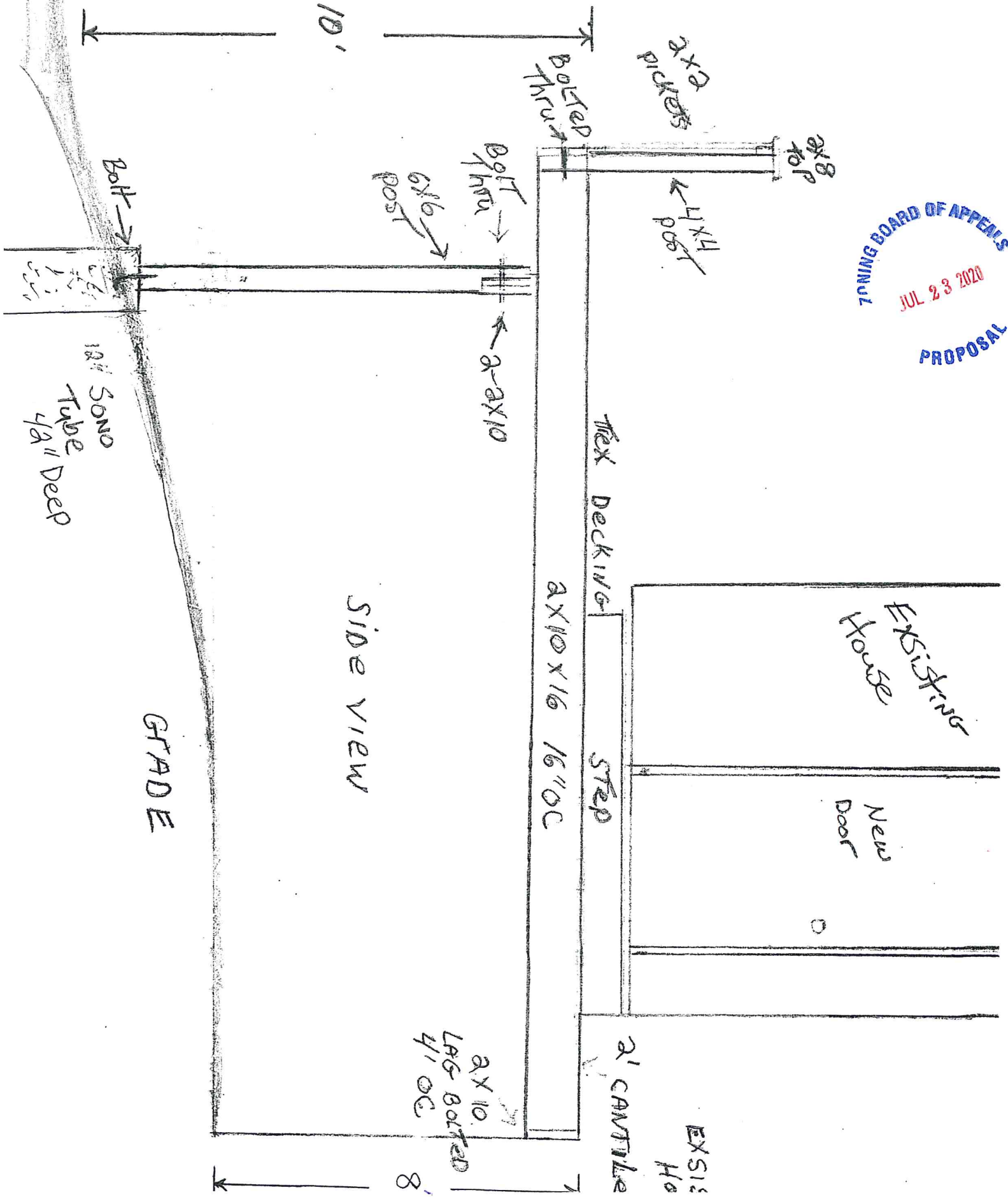


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PREPARED BY THE OFFICE OF
PAH, INC. ~ LAND SURVEYORS
35 DANBURY ROAD NEW MILFORD, CT.

TRAINING BOARD OF APPEALS
JUL 23 2020
PROPOSAL



NEW DOOR

6x6 Post

2x10 LAG Bolted 4' OC

2x10
160C
TYP

ALL JOISTS
TACO HUNG

PROPOSED

JUL 23 2020

ZONING BOARD

EX POST
Bolted

2x10
Header

DECKING
TEXT
PLAN VIEW

6x6 Post

13'6"



P

2x8 TOP

1 POST
 RED
 MINING BOARD OF APPEALS
 JUL 23 2020
 PROPOSAL

2x10 BOXING

2- 2x10 HEADER

2x4

4x4 POST

2x4

4x4 POST

2x2 PICKETS 4" OC

4x4 POST

6x6
 POST
 BOHRED
 7/8" R
 HEADER

6x6 POST

6x6 POST

1 1/2" SAND
 TUBS
 1/2" DEEP

