

APPLICATION OR APEAL#: 25-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: TIM PRIBANICH
Mailing Address: 1 COLUMBIA DRWE, NEW FAIRFIELD, CT 06812
Phone#: 315-521-7478
Email: TIM PRIBANICH@YAHOO.COM

2) Premises located at: 1 COLUMBIA DRIVE on the (N S E W) side of the street
at approx. 100 feet (N S E W) from WARWICK (nearest intersecting road).

3) Property Owner Name: TIM & CORINNE PRIBANICH
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 17 Block No.: 3 Lot No.: 1.9

5) Zone in which property is located: R-44 Area of Lot: 1.000 AC

6) Dimensions of Lot: Frontage: 275' Average Depth: 350'

7) Do you have any Right of Ways or Easements on the property? YES, DRAINAGE EASEMENT ONLY

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: 12' x 20' x 13'-6" (height) tool shed to the northwest corner of property

Hardship: CORNER LOT, TOPOGRAPHY, & SLOPE

11) Date of Zoning Commission Denial: July 28, 2020

12) Variance(s) Requested: USE DIMENSIONAL

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

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

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: 7/8/20



received

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: July 28, 2020
PROPERTY OWNER: Timothy & Corinne Pribanich
PROPERTY ADDRESS: 1 Columbia Drive
APPLICANT/AGENT: Timothy & Corinne Pribanich
MAILING ADDRESS: 1 Columbia Drive
ZONING DISTRICT: R-44 **MAP:** 17 **BLOCK:** 3 **LOT:** 1.9

Please be advised that the applicant would like to request a variance for a 12' x 20' x 13.6' (height) tool shed to the northwest corner of property.

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 Building and Structures (C, D, E, & F)

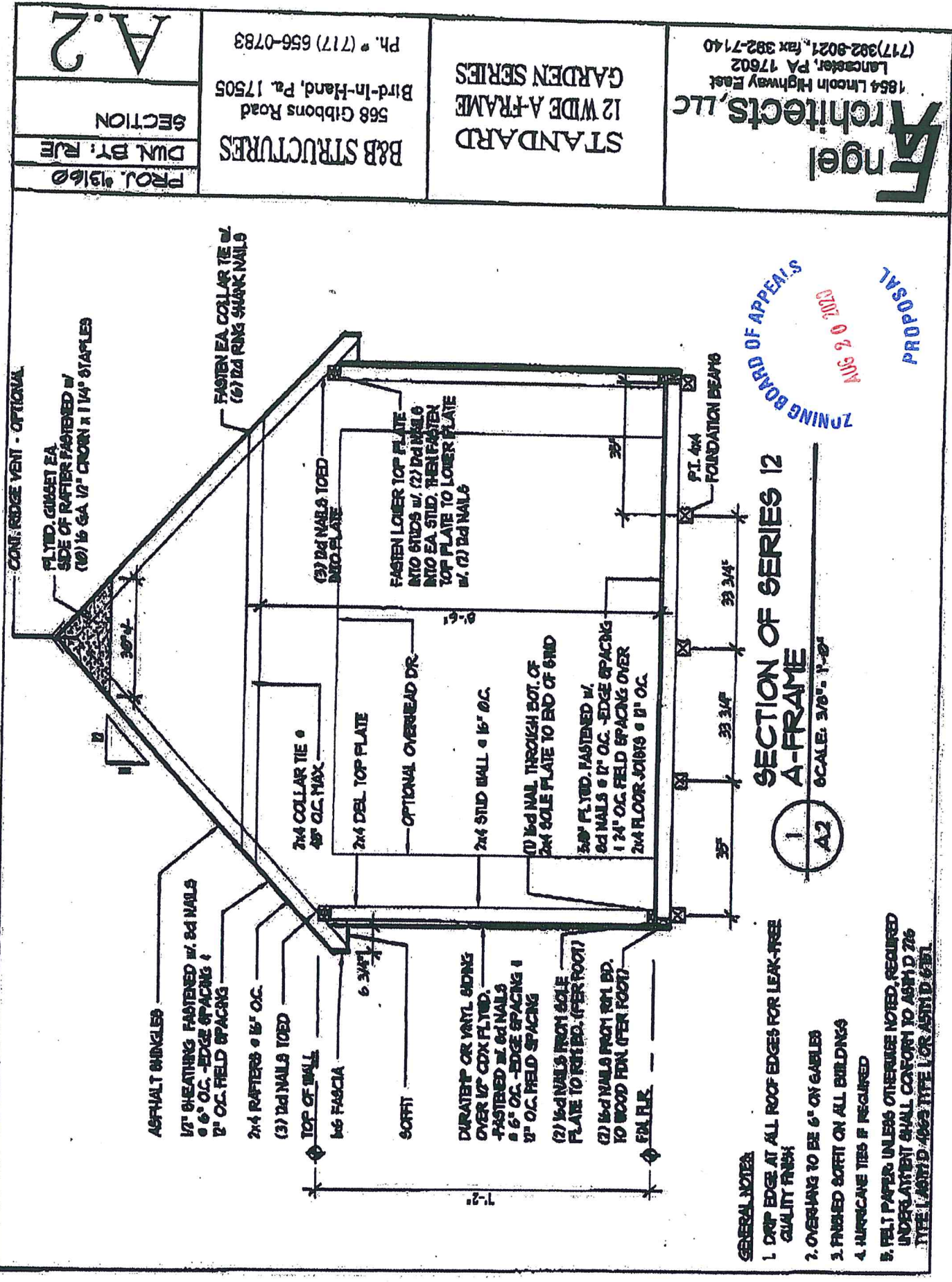
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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

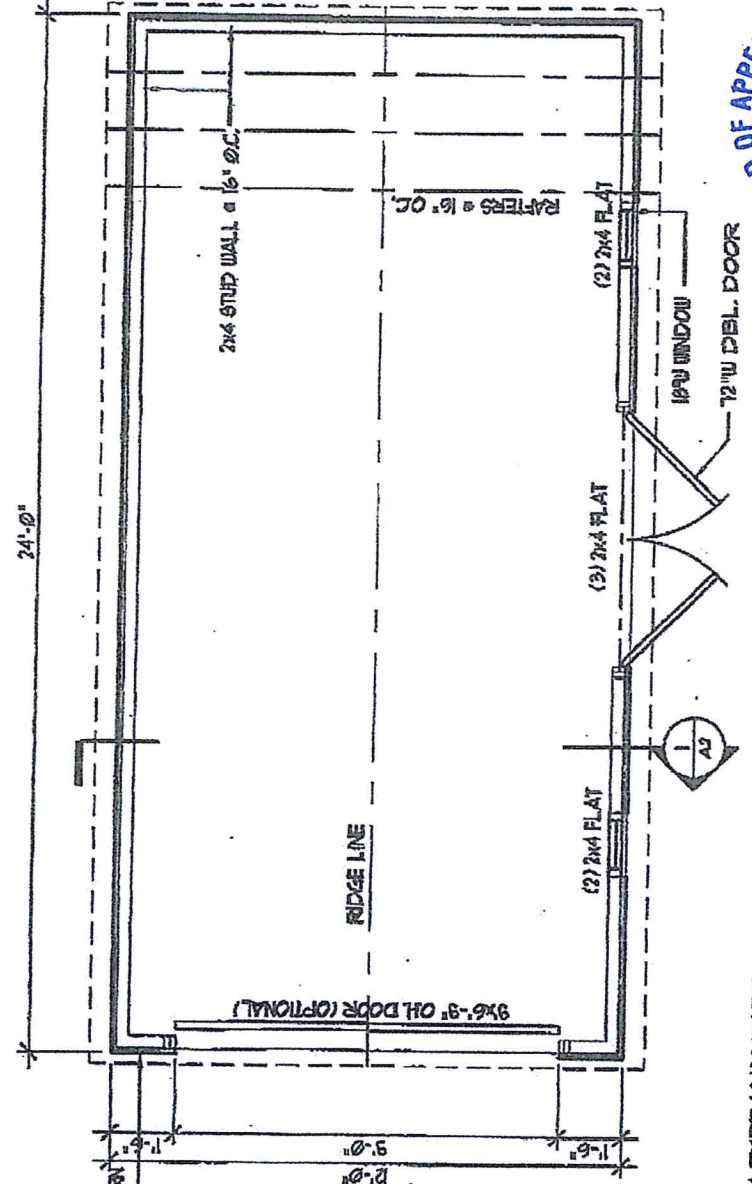
HEIGHT 13'6"



PROPOSAL
AUG 29 2009
ZONING BOARD OF APPEALS

Engel Architects, LLC 1854 Lincoln Highway East Lancaster, PA 17602 (717) 382-8021, fax 382-7140	
STANDARD 12 WIDE A-FRAME GARDEN SERIES	B&B STRUCTURES 568 Gibbons Road Bird-In-Hand, Pa. 17505 Ph. # (717) 656-0783
PROJ. #19160 DWG. BY: RJE SECTION	A.2

1/2" PL YUP. SHEATHING w/
6d NAILS IN 3" GRID PATTERN
FOR CONT. PORTAL FRAME
CONSTRUCTION PER IRC
TABLE R602.10.1.6
(OVERHEAD DOOR OPTION)



GENERAL NOTES:

1. WDW. & DOOR SIZES & TYPE MAY VARY UPON OWNER'S REQUEST
2. ROOF DESIGN: 30 PSF SNOW LOAD
FLOOR FRMG: 50 PSF TOTAL LOAD
WIND SPEED: 50 MPH
3. DETACHED ACCESSORY STRUCTURE THAT CONTAINS NO CONDITIONED FLOOR AREA

IMPORTANT NOTE REGARDS CODES:

THE STRUCTURE IS A NON-PUBLIC GARDEN SHED. REFER TO LOCAL CODE FOR FURTHER CLASSIFICATION. OWNER MUST CONTACT LOCAL MUNICIPALITY AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. THE DESIGN OF STRUCTURE OF THE BUILDING MAY HAVE TO BE MODIFIED TO CONFORM TO LOCAL REGULATIONS. THE STRUCTURE IS DESIGNED TO SUPPORT THE LOADS INDICATED ON THESE DRAWINGS.

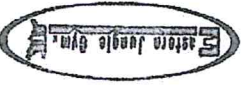
FLOOR PLAN

A.1 SCALE: 1/4" = 1'-0"

ZONING BOARD OF APPEALS
 AUG 20 2000
 APPROVAL

NOTE OF PLAN USAGE:

THIS DRAWING WAS DONE FOR THE SOLE PURPOSE OF ASSISTING BIDS STRUCTURES IN CONSTRUCTION OF THE BUILDING. IT SHALL NOT BE USED BY ANY PERSONS IN ANY MANNER OTHER THAN THE EMPLOYMENT, DEALERS OF BIDS STRUCTURES WITHOUT THE WRITTEN PERMISSION OF BIDS STRUCTURES & THE ARCHITECT. ALSO THIS DRAWING SHALL NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF BIDS STRUCTURES & THE ARCHITECT.

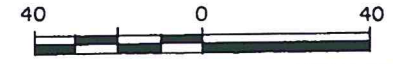
 bestinbackyards.com	STANDARD 12x24 A-FRAME BACKYARD SERIES	Angel Architects, LLC 1854 Lincoln Highway East Lancaster, PA 17602 (717)392-8021, fax 392-7140
PLAN DUN. BY: RJE PROJ. #13088	A.1	

ZONING BOARD OF APPEALS
 AUG 20 2020
 PROPOSAL

REFER TO MAP NO. 1898-N.F.L.R.

R=20.00
 L=29.98
 $\Delta=85^{\circ}53'16''$
 R=677.28
 L=6.64
 $\Delta=0^{\circ}33'42''$

I HEREBY CERTIFY TO: *Farmers and Mechanics Savings Bank*
 THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND *Oct. 9, 1984* AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS-A 2, ADOPTED 12/10/75 AS AMENDED BY C.A.L.S., INC., AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCR OACH OVER OR UPON STREET, TITLE, OR BUILDING LINES, THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, AND THERE ARE NO EASEMENTS OR ENCR OACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME.



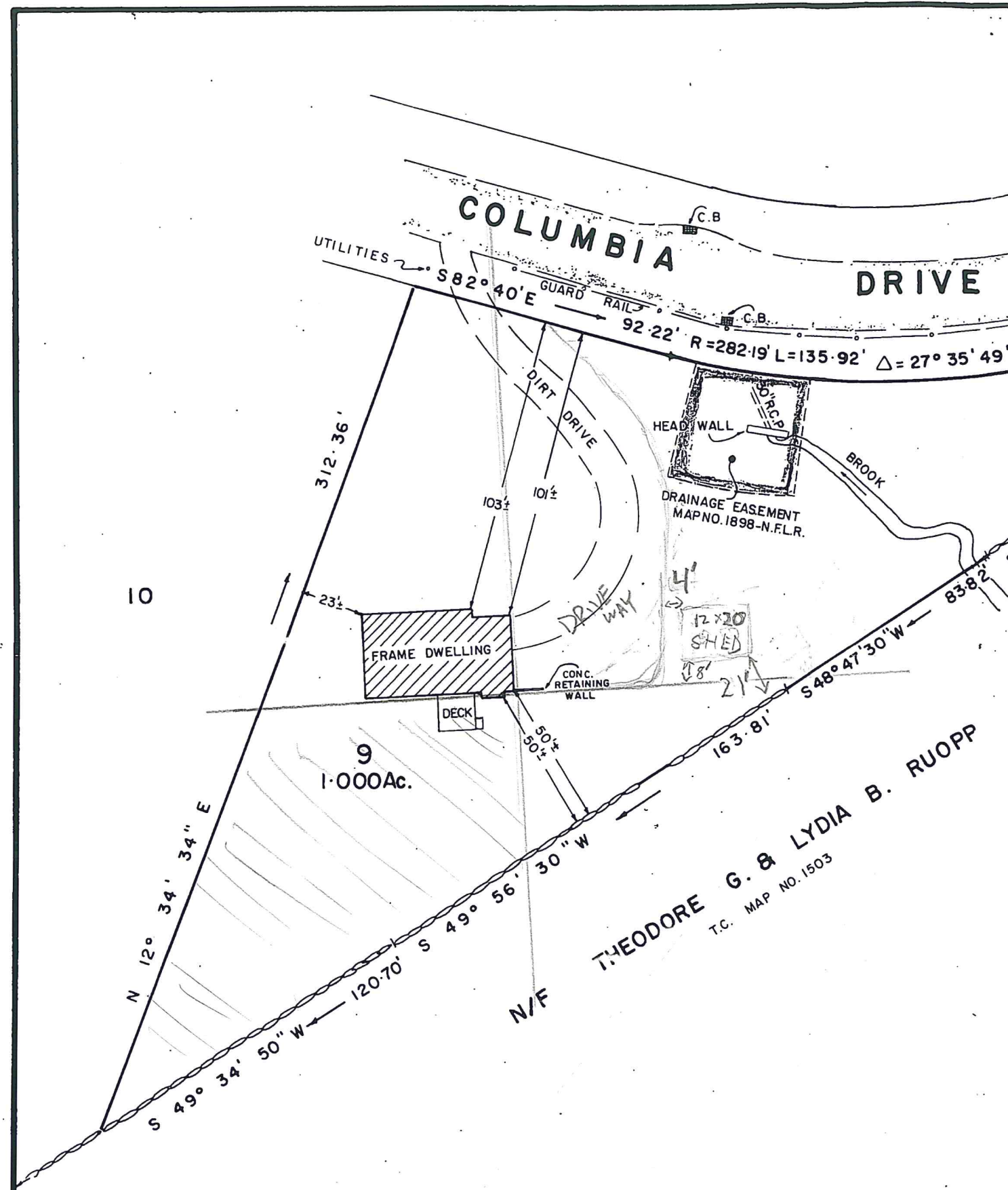
PLOT PLAN
LOT 9 - TWIN BROOKS
 New Fairfield, Connecticut
 Prepared For
BENNY Z. & MAE-JEAN F. ENG

Scale: 1" = 40.0' Area: 1.000Ac. Zone: R-44 Date: Oct. 9, 1984



I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

SURVEYING ASSOCIATES, P.C.
 432 MAIN ST. - DANBURY, CONN.
Paul M. Fagan
 PAUL M. FAGAN, L.S. 7756



NOTE:
 REFER TO MAP NO. 1898 - NEW FAIRFIELD LAND RECORDS.