

1) Applicant: THOMAS TERMINELLE / ALFRED SACCO  
Mailing Address: 21 FOX RUN ARCHITECT  
NEW FAIRFIELD CT Phone#: 203-826-6928  
Email: ASACCO1@CHARTER.NET

2) Premises located at: 21 FOX RUN HTF 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 TERRAINELLE  
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: R44 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'

Hardship: PRECONFORMING 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 Terrainelle DATE: 5/18/20



**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

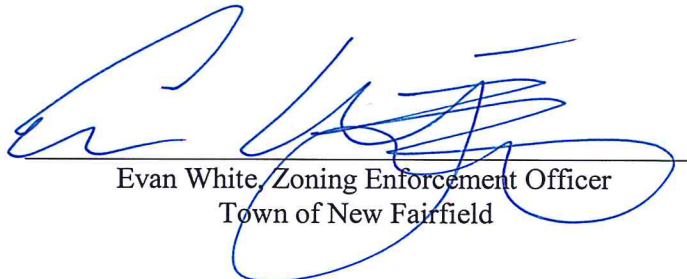
7.1.12-Improved Lots Not in a Validated or Approved Subdivision

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.**

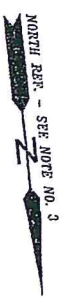
  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield

6/22/2020

continuance 21 Fox Run, New Fairfield, Ct.

From: acsacco1@charter.net  
To: "ewhite@newfairfield.org" <ewhite@newfairfield.org>  
Cc:  
Bcc:  
Priority: Normal  
Date: Monday June 22 2020 11:38:37AM  
continuance 21 Fox Run, New Fairfield, Ct.

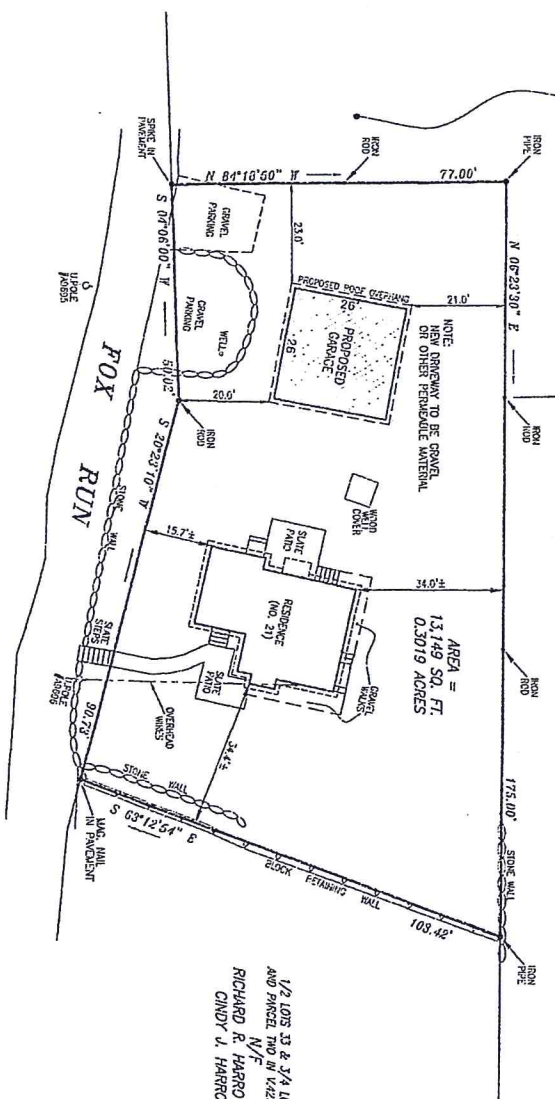
As per Joann secretary New Fairfield zoning board of Appeals I requested a continuance to the July/20 meeting for this board so I can modify plans to exclude storage in basement for a new proposed two car garage at the above mentioned property



LOTS 16, 17, 18 & NORTH 1/2 LOT 19  
 SOUTH 1/2 20 & 23  
 N/F  
 MICHAEL R. WOISIN

LOTS 12, 13, 14 & 15  
 N/F  
 EDWARD J. MCSWEENEY

1/2 LOTS 23 & 24 LOT 22  
 AND PARCEL TWO IN V.227 P.418  
 N/F  
 RICHARD R. HARRO and  
 CINDY L. HARRO



**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. 195, 1327, 1394 AND NO. 491 OF 12-19-1230 OF THE NEW FAIRFIELD LAND RECORDS.
  - 3) REFERENCE MADE TO A CERTAIN MAP PREPARED FOR MICHAEL R. WOISIN 19 BOICE ROAD, BY THIS OFFICE DATED MAR. 8, 2017.
  - 4) THIS MAP REPRESENTS A DEROGATORY RESURVEY OF PROPERTY AS DEPICTED ON TOWN CLERK MAP NOS. 1327 AND 1394 OF THE NEW FAIRFIELD LAND RECORDS. CONDITIONS AND DEBENTS OF RECORD, IF ANY.
  - 5) PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS, CONDITIONS AND DEBENTS OF RECORD, IF ANY.
  - 6) MONUMENTATION FOUND OR SET DERIVED HEREON.
  - 7) UNDERGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND OTHER SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
  - 8) EXISTING IMPERVIOUS COVERAGE EQUALS 10.02% ±. PROPOSED IMPERVIOUS COVERAGE EQUALS 16.02% ±.
  - 9) EXISTING BUILDING COVERAGE EQUALS 5.92% ±. PROPOSED BUILDING COVERAGE EQUALS 11.22% ±.



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 PROFESSIONAL SURVEYORS 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 RESURVEY OF EXISTING MAPS.

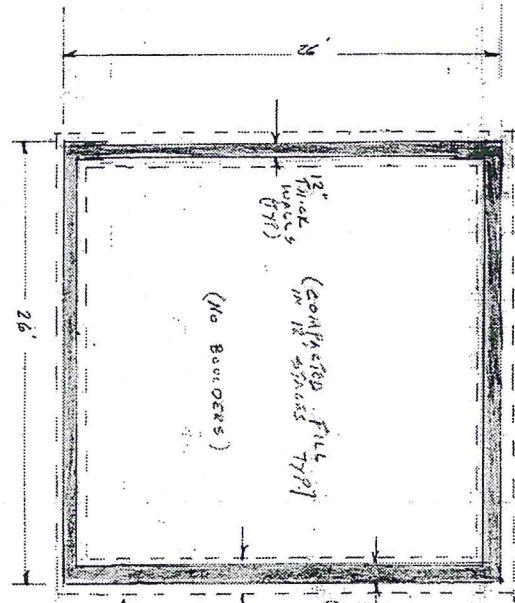
THIS SURVEY MEETS CLASS A-2 STANDARDS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

PAUL A. HIRSH, L.S. & C.T. REG. NO. 15167



FOUNDATION PLAN



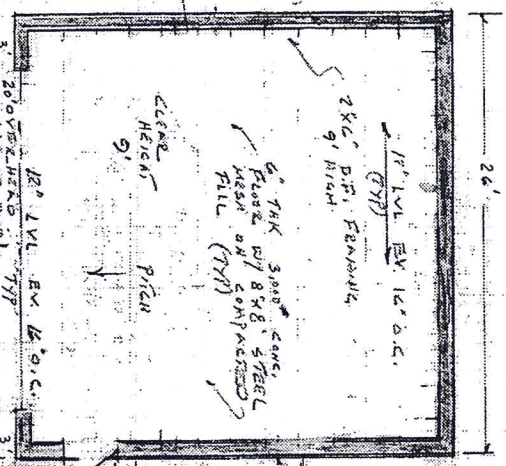
2' WIDE X 12" HIGH CONC. FOOTING (WASSET LEGGE IS RESULT FROM PILING INTO LEGGE IS ADEQUATE)

3,000 CONC.

12" 3,000 CONC (TYP)

2 CAR GARAGE  
21 FOX RUN NEW FAIRFIELD  
FOR THE TOP TERMINUS. 01/11

1st FL. PLAN



12' LVL. BY 16' O.C.

20' OVERHEAD 2" TYP

EXISTING PARKING AREA

ENTRANCE

3" SIDE BRICK OR 1" PL.

3" 3" 3" CONC. RECT. ENTRANCE DOOR

4"

26'

2" X 8" D.P. FEMURALS 9' HIGH

6" TRK 3,000 CONC. FLOOR BY 8" X 8" STEEL JOIST OR COMPACTED FILL (TYP)

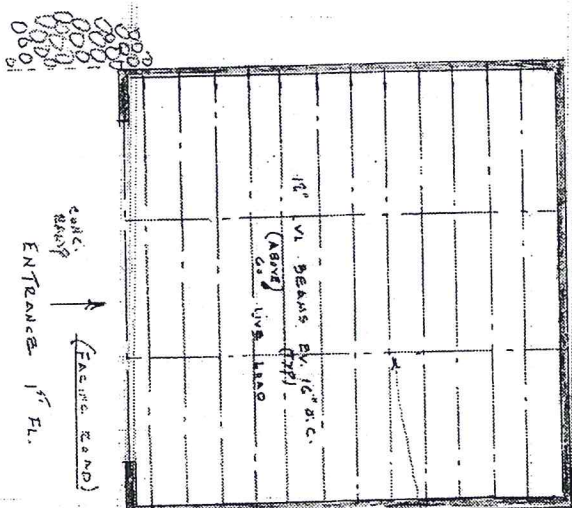
CLEAR HEIGHT 9'

CLEARANCE PILE

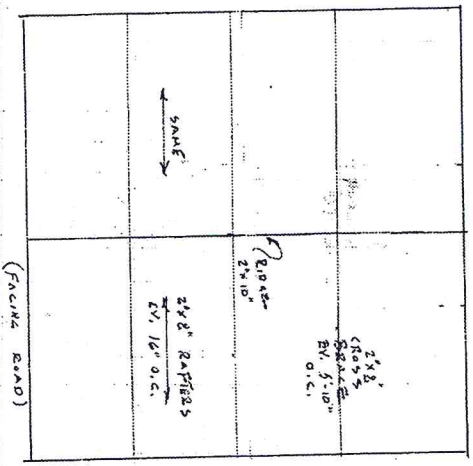
00 ELEVATION GRADE AT END

1 of 5

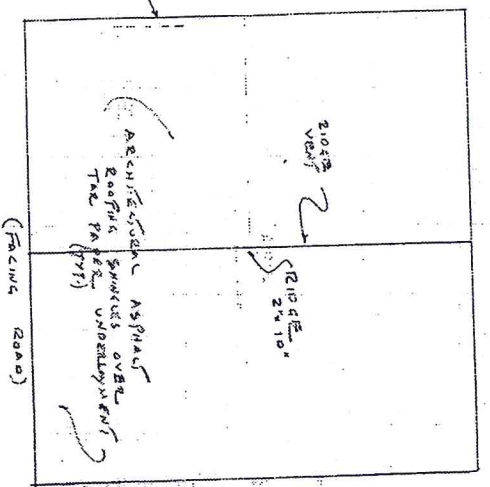
ALFRED SACCO A.I.A.  
6 PINE HILL RD.  
NEW FAIRFIELD CT. 06812  
203-826-6928  
ACSACCO1@CHARTR.NET



ROOF FRAMING PLAN



ROOFING PLAN



CROSS BRACING FOR LIVE LOAD 8' O.C. (TYP)

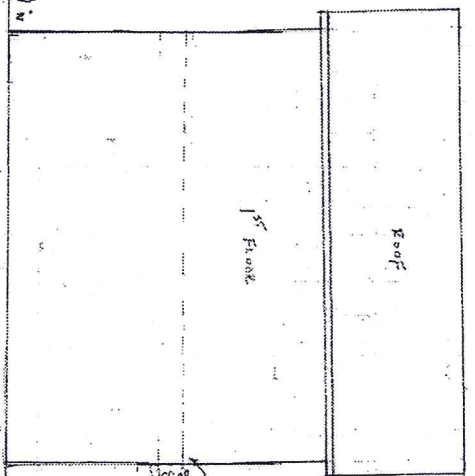
STONE retaining walls with 2x4 BRN STUDS TO SUPPORT NEW GARAGE

2 CAR GARAGE  
71 E.V. RUN NEW FAIRFIELD CT

ALFRED SACCO AIA  
6 PINE HILL RD.  
NEW FAIRFIELD CT. 06812  
203-826-6928  
ALSACCO@CHARTER.NET

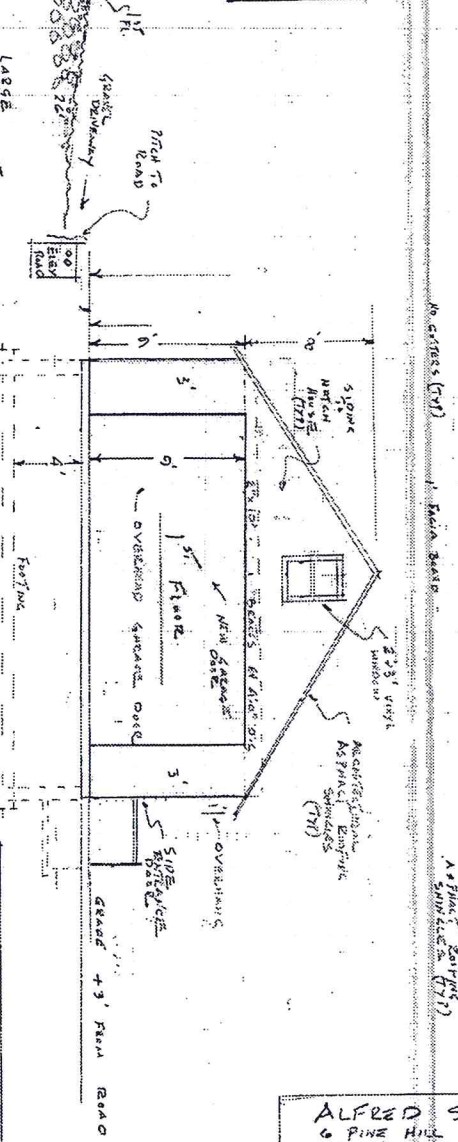
PRESENT GRADE  
NEW STONE RETAINING WALL

LEFT SIDE ELEVATION

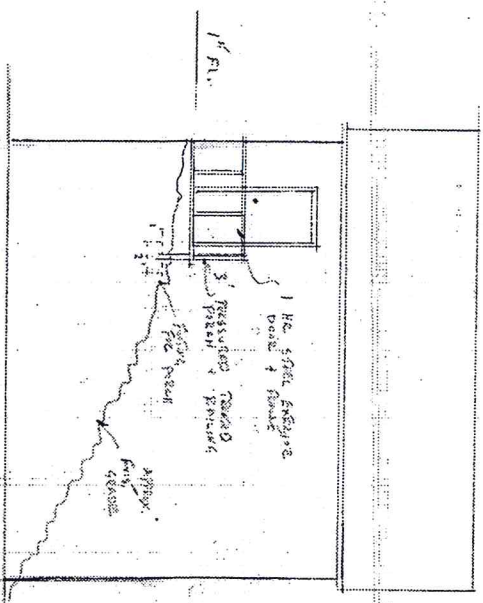


ELEVATIONS

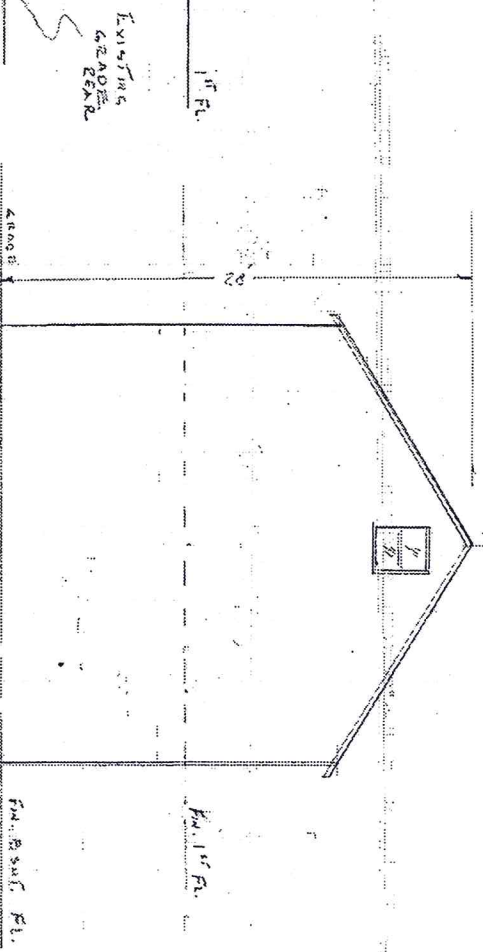
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

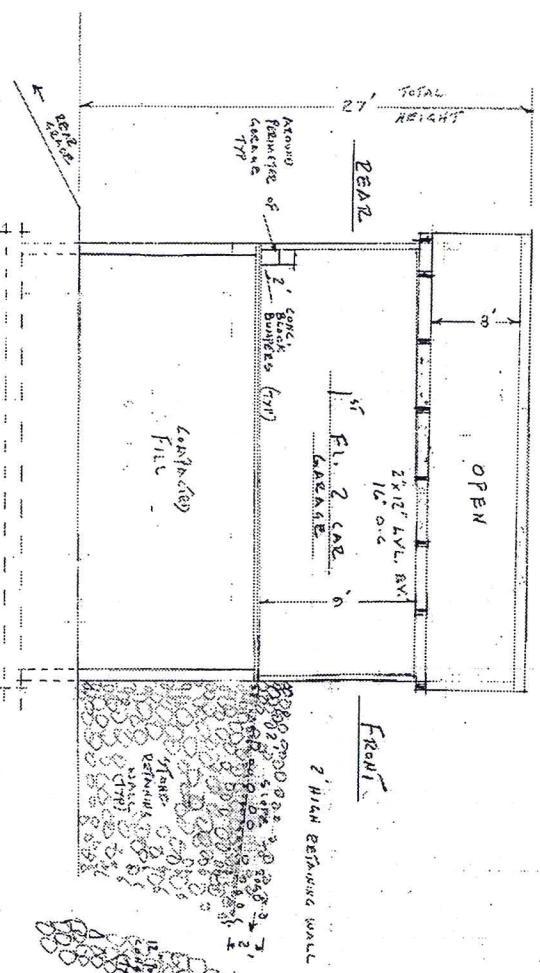


2 CAR GARAGE  
21 FOX RUN, NEW FAIRFIELD  
CT  
MR. TOM TOMASKO  
10/10  
3 of 5

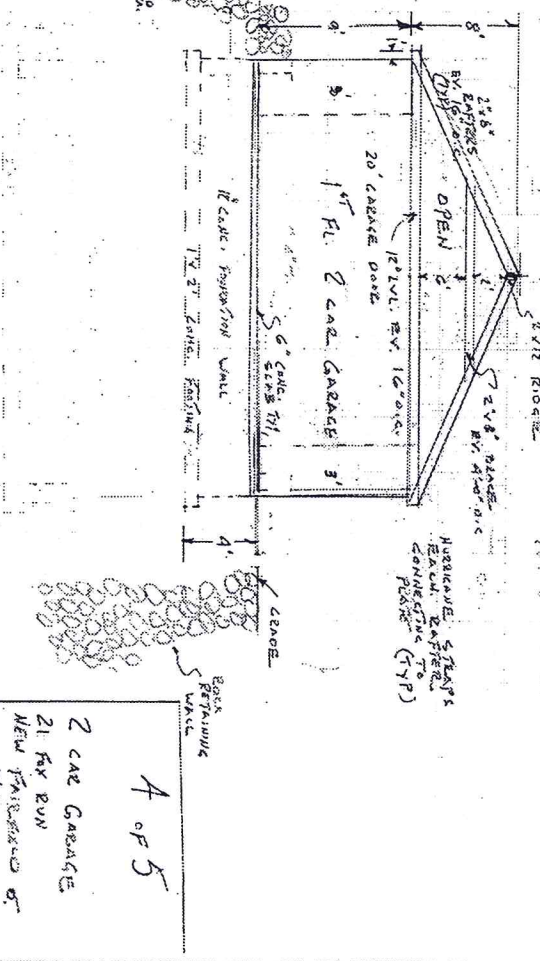
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SIDE SECTION

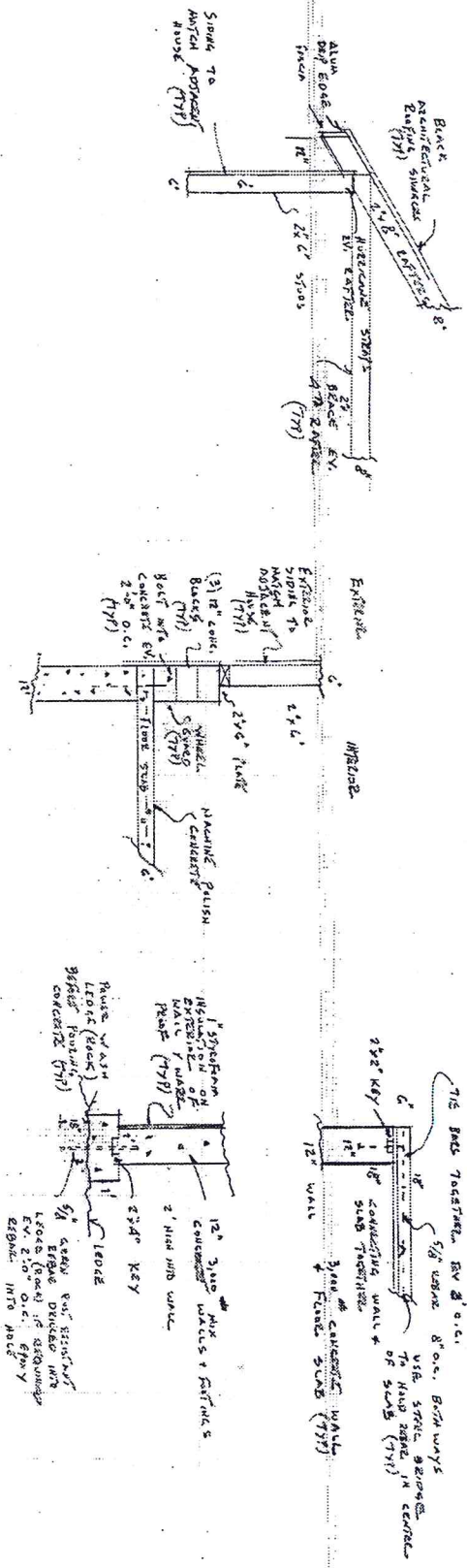


FRONT SECTION



4 of 5  
2 CAR GARAGE  
21' BY 20'  
NEW FRAMING BY  
M.I.M.

DETAILS



ALFRED SALCO A. I. A.  
6 PINE HILL R.  
NEW FARMFIELD CT. 06812  
703-822-6728  
A. SALCO ARCHT. INC.

