

APPLICATION OR APEAL#: 35-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Scott Swimming Pools  
Mailing Address: 75 Washington Rd Woodbury, CT 06798  
Phone#: 203-263-2108  
Email: Laurio@scottpools.com

2) Premises located at: 29 Sail Harbour 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: Seth Buchwald

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 2 Block No.: 14 Lot No.: 04

5) Zone in which property is located: 1 Area of Lot: \_\_\_\_\_

6) Dimensions of Lot: Frontage: 120' Average Depth: 430

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: 18' x 42' Inground granite swimming pool

Hardship: narrow lot with a decent slope toward lake.

11) Date of Zoning Commission Denial: Sept 24, 2020

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

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

Setbacks Requested: Front to: \_\_\_\_\_ Rear to: \_\_\_\_\_

Side to: 36.7' Side to: \_\_\_\_\_

13) Use to be made of property if variance is granted: \_\_\_\_\_

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: 9/3/2020

received  
9-15-2011

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan G. White, Zoning Enforcement Officer  
**DATE:** September 24, 2020  
**PROPERTY OWNER:** Seth Buchwald  
**PROPERTY ADDRESS:** 29 Sail Harbour  
**APPLICANT/AGENT:** Scott Swimming Pools  
**MAILING ADDRESS:** 75 Washington Road, Woodbury, CT 06798  
**ZONING DISTRICT:** R-44 **MAP:** 2 **BLOCK:** 1 **LOT:** 04

Please be advised that the applicant would like to build a 18' x 24' inground gunite swimming pool.

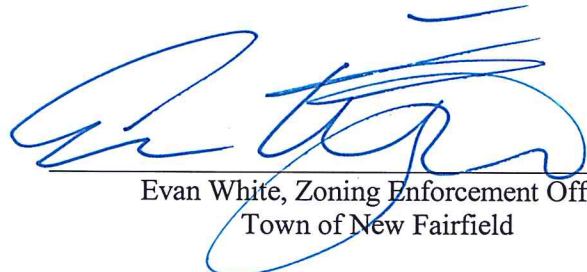
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:  
3.0.6-Swimming Pools (B)  
3.2.6- Minimum Building and Structure Setbacks (C)

**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.**

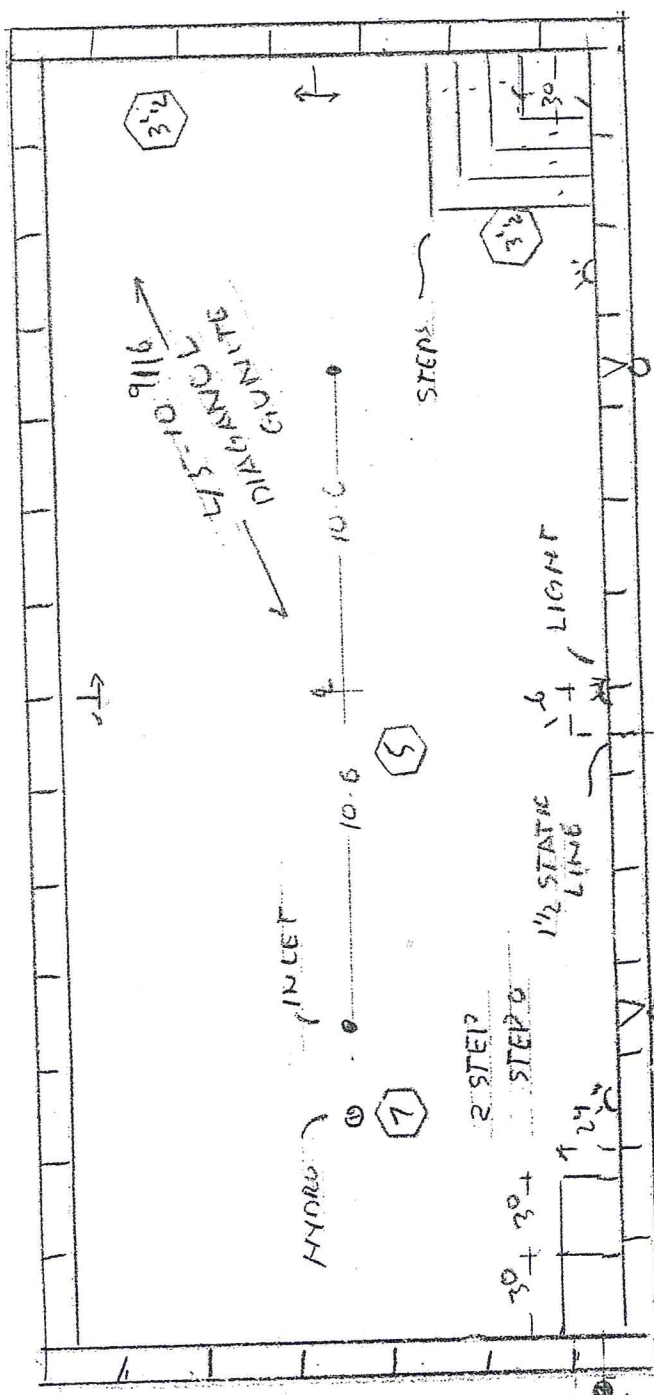
  
\_\_\_\_\_  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield



TO HOUSE

42.2  
GUNITE  
25 3/4  
12e3  
10" BEAM

10" BEAM



PLAN VIEW 1/4" = 1'-0"

0 1 2 3 4 5

000 CONFIRM POOL LIGHT BOX FOR DIM 40"

SEE DETAIL

18-1  
5e3  
GUNITE 2e3 3/4

2' SECTION -  
2' RETURN -

10" BEAM

WINTER WALK