

received
4-27-20

APPLICATION OR APEAL#: 37-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Spruce Ridge Craftsmen
Mailing Address: 35 Ball Pond Rd East
New Fairfield Ct 06822 Phone#: 914 403 4593
Email: Reillybailed@outlook.com

2) Premises located at: 5 Sylvia Rd on the (N)S(E)W side of the street
at approx. 500 feet (N S E W) from Glen Holly Rd (nearest intersecting road).

3) Property Owner Name: Manish Ramesh + Yashodhara Dash
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 25 Block No.: 2 Lot No.: 149.1

5) Zone in which property is located: R-88 Area of Lot: 1.4916 (65,049 sq ft)

6) Dimensions of Lot: Frontage: 173.07 Average Depth: 500'

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? yes

If so, give dates and application numbers: March 4/2019

10) Proposal for which variance is requested: Build wood steps with landing to 440' line

Hardship: Pre-existing non-conforming lot with severe slope and topo

11) Date of Zoning Commission Denial: Sept 24, 2010

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

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

Setbacks Requested: Front to: 4'-0" Rear to: 8'-0"
Side to: 7'-6" 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: 9/23/2020

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**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: September 24, 2020
PROPERTY OWNER: Manish Ramesh & Yashodhara Dash
PROPERTY ADDRESS: 5 Sylvan Road
APPLICANT/AGENT: Sprue Ridge Craftsmen
MAILING ADDRESS: 35 Ball Pond Road East
ZONING DISTRICT: R-44 **MAP:** 25 **BLOCK:** 2 **LOT:** 9.1

Please be advised that the applicant would like to build wood steps with landings to 440 line.

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

Sections:

- 3.2.6-Minimum Building and Structure Setbacks (B, C)
- 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)

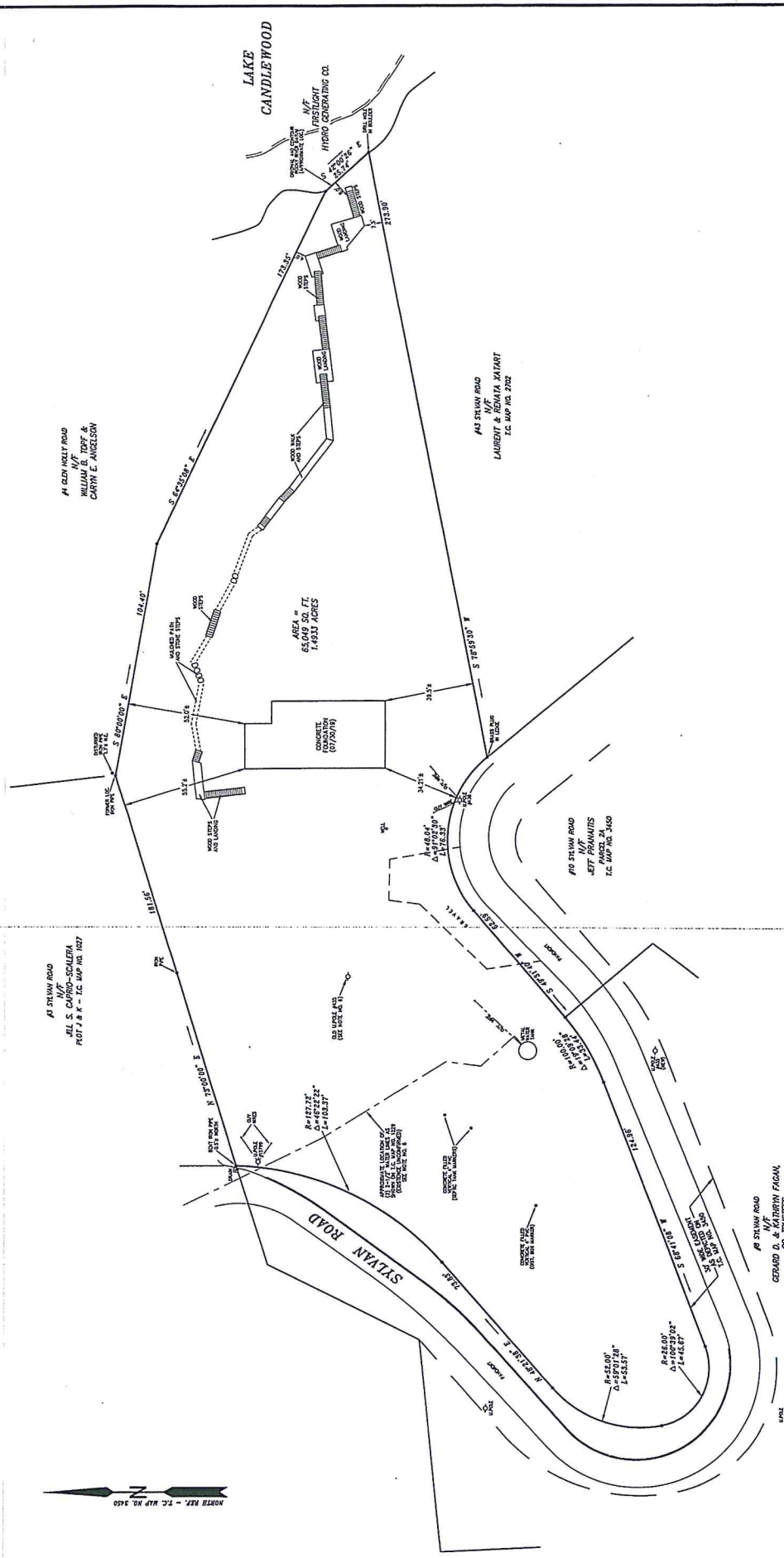
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



THIS SURVEY MAP WAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF 20-300P-2B OF THE REGULATIONS OF THE STATE OF CONNECTICUT, AND THE STANDARDS FOR SURVEYS AS MAINTAINED BY THE ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY OF EXISTING MAPS.

THIS SURVEY MEETS CLASS A-3 STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I AM NOT PROVIDING ANY WARRANTIES, NOTED HEREON.

PREPARED BY THE OFFICE OF PAH, INC., LAND SURVEYORS 35 DANFORTH ROAD - NEW MILFORD, CT. 06455

TEL: 860.353.4666 FAX: 860.353.4667

PROPERTY SURVEY
PREPARED FOR
MANISH RAMESH & YASHODHARA DASH
5 SYLVAN ROAD
TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
FEB 6, 2019
SCALE: 1" = 20'
REVISIONS: JULY 30, 2019 FOR FOUNDATION AS-BUILT LOCATION
REVISED SEPT. 19, 2020 FOR AS-BUILT OF STEPS, LANDINGS AND PAINT TO LAKE

AB SYLVAN ROAD
N/T
GERARD D. & KATHRYN FAGAN,
CO-TRUSTEES
T.C. MAP NO. 3460

PO SYLVAN ROAD
N/T
JEFF PRAMANTIS
MARCEL 24
T.C. MAP NO. 3460

LAURENT & RENATA XIART
N/T
T.C. MAP NO. 3702

- NOTES:
- 1) PROPERTY IS LOCATED IN R-4 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 770, 1922, TOWN OF NEW FAIRFIELD, CT. FOR THE LOCATION OF THE NEW FAIRFIELD LAND RECORDS.
 - 3) REFERENCE MADE TO "MAP SHOWING PROPERTY OF GERARD D. & KATHRYN FAGAN, CO-TRUSTEES, LOCATED AND PAINT A WOODEN, RECTANGULAR PAINT BY STONEY A. BAPP, L.L.C. RIGNED MARCH 23, 1982. FOR PARCELS LOCATED AT 5 SYLVAN ROAD TO SYLVAN ROAD, 5 SYLVAN ROAD, AND 4 GLEN HILLY ROAD.
 - 4) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF EXISTING MAPS.
 - 5) PROPERTY IS SUBJECT TO POSSIBLE EASES AND WATER LINE ADJACENTS. SEE T.C. MAP NO. 1228.
 - 6) WASHINGTON FUND OR SET LOCATED NEARBY.
 - 7) PROPOSED BUILDING FOOTPRINTS SHALL BE 1'.
 - 8) PROPOSED IMPROVED SURFACES CONTOUR EQUALS 88.1



