

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Mark Savoia
Mailing Address: 50 Hudson Drive
New Fairfield, CT 06812 Phone#: 203-746-0001
Email: mark@laughingcamera.com

2) Premises located at: 50 Hudson Drive on the (N S E W) side of the street
at approx. 255 feet (N S E W) from Yale Drive (nearest intersecting road).

3) Property Owner Name: Mark Savoia and/or Catherine Vanavia

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 37 Block No.: 11 Lot No.: 4.2

5) Zone in which property is located: R44 Area of Lot: 0.2

6) Dimensions of Lot: Frontage: 62.5 Average Depth: 100

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: 8/2/96 1996-00002258 12/31/96 196-00003934

10) Proposal for which variance is requested: Install whole house generator

Hardship: Preexisting non-conforming shallow lot

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

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

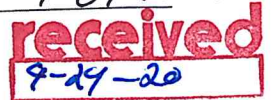
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: _____ Rear to: 5 ft
Side to: _____ Side to: 5 ft

Use to be made of property if variance is granted: residential

If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: _____

SIGNATURE OF OWNER OR AGENT: _____ DATE: 9-24-2020



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan G. White, Zoning Enforcement Officer
DATE: September 24, 2020
PROPERTY OWNER: Mark Savoia
PROPERTY ADDRESS: 50 Hudson Drive
APPLICANT/AGENT: Mark Savoia & Catherine Vanaria
MAILING ADDRESS: 50 Hudson Drive
ZONING DISTRICT: R-44 **MAP:** 37 **BLOCK:** 11 **LOT:** 4.2

Please be advised that the applicant would like to install a in home stand by generator

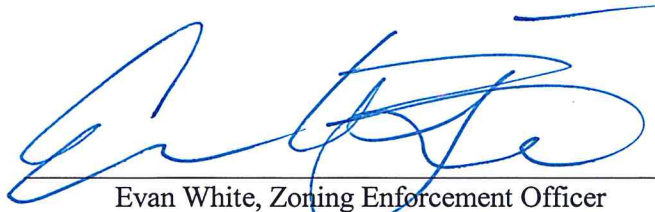
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:
3.0.10-Mechanical Equipment

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



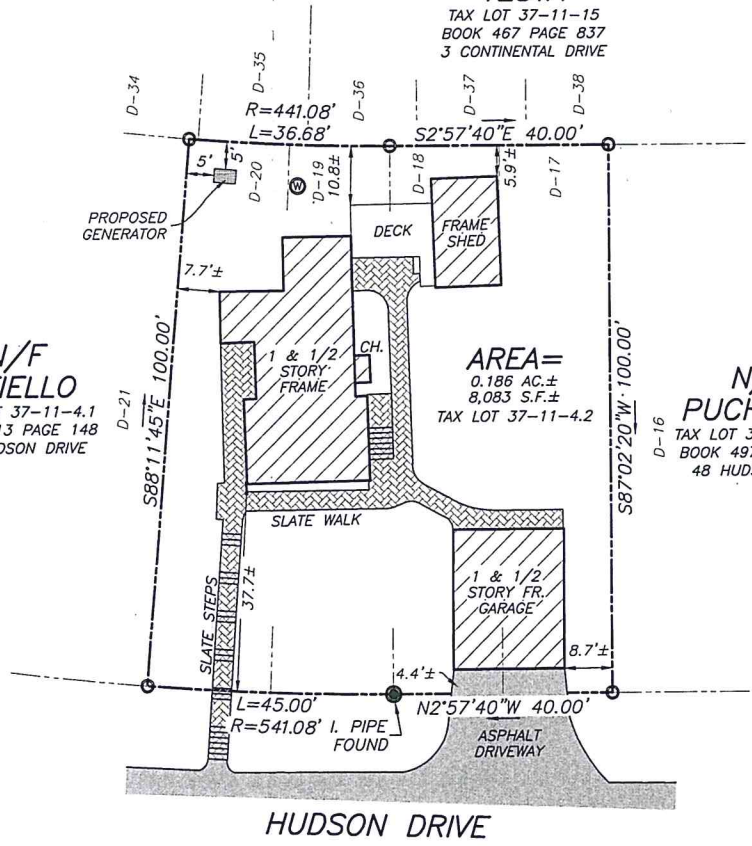
N/F
TESTA

TAX LOT 37-11-15
BOOK 467 PAGE 837
3 CONTINENTAL DRIVE

N/F
VITIELLO
TAX LOT 37-11-4.1
BOOK 513 PAGE 148
52 HUDSON DRIVE

N/F
PUCHALSKI
TAX LOT 37-11-5-7
BOOK 497 PAGE 917
48 HUDSON DRIVE

AREA =
0.186 AC. ±
8,083 S.F. ±
TAX LOT 37-11-4.2



HUDSON DRIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REVISIONS

DATE	DESCRIPTION	BY

CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A LIMITED BOUNDARY/ ZONING LOCATION SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY (REFER TO T.C. MAP NO. U-5 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

EVAN J. FOGLE, P.L.S. CT. LICENSE NO. 70432

ZONING LOCATION SURVEY

PREPARED FOR

MARK SAVOIA & CATHY VANARIA

BEING
LOTS D-17, D-18, D-19, D-20
(T.C. MAP No. U-5)

ALSO KNOWN AS
50 HUDSON DRIVE
SITUATE IN THE

TOWN OF NEW FAIRFIELD FAIRFIELD CO., CT.
SCALE: 1" = 20' SEPTEMBER 24, 2020

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SURVEYOR'S SEAL

MAP NOTES

1. THIS SURVEY WAS CONDUCTED ON THE GROUND ON SEPTEMBER 24, 2020.
2. PROPERTY LOCATED IN ZONE 1 ZONING DISTRICT.
3. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
4. NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
5. OFFSETS SHOWN HEREON REFER TO THE HOUSE SIDING
6. REFERENCES MADE TO TOWN CLERK MAP No. U-5, AS WELL AS BOOK 176 PAGE 833.
7. REFERENCES MADE TO "ZONING LOCATION SURVEY PREPARED FOR MARK SAVOIA" DATED 11/27/1996 BY CHARLES C. FARNSWORTH.
8. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.

GEOLOGIC LAND SURVEYING, PLLC
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WWW.GEOLGICLANDSURVEYING.COM
GEOLOGICLANDSURVEYING@GMAIL.COM

FIELD PARTY: EF DRAWN BY: EF CHECKED BY: EF

JOB NO. 37-11-4.2 (SAVOIA 2020)

Specifications

Enhance your Generac standby generator's performance with accessories from the leader in standby power. Products are available to maximize convenience and simplify maintenance for years of reliable standby power.

Automatic Standby Generators - Air-Cooled

	PowerPact		Guardian Series				Synergy	EcoGen
Pre-packaged models	6998 / 6999	7030	7032	7036	7039	7043	7040	N/A
Non pre-packaged models	N/A	7029	7031	7035	7038	7042	N/A	7163
Rated Power (LPG/NG)	7.5 / 6 kW	9 / 8 kW	11 / 10 kW	16 / 16 kW	20 / 18 kW	22/19.5 kW	20/18 kW	15 / 15 kW
Voltage (Single Phase)	240V	240V	240V	240V	240V	240V	240V	240V
Amps @ 240V LPG	31.25	33.3	45.8	66.6	83.3	91.6	83.3	62.5
Amps @ 240V NG	25.0	29.2	41.7	66.6	75	78/1.25	75	62.5
Engine/Alternator RPM	3600 / 3600	3600 / 3600	3600 / 3600	3600 / 3600	3600 / 3600	3600 / 3600	2700-3600	3600
Engine	OHV / 420cc	G-Force / 426cc	G-Force / 530cc	G-Force / 999cc	G-Force / 999cc	G-Force / 999cc	G-Force / 999cc	G-Force / 999cc
Fuel Consumption @ full load LPG cu. ft/hr (gal. hr)	51.6 (1.42)	51.6 (1.42)	70 (1.92)	130 (3.57)	140 (3.85)	133 (3.68)	116 (3.19)	116 (3.19)
Fuel Consumption @ Full Load NG cu. ft/hr (gal. hr)	117	120	159	309	301	310	312	312 (8.83)
Quiet-Test Mode	No	No	No	Yes	Yes	Yes	Yes	No
db(A) at Exercise	69	62	63	60	60	58	57	N/A
db(A) at Normal Operating Load	67	62	63	66	66	67	63	63
Automatic Transfer Switch	50 Amp	100 Amp	200 Amp	200 Amp	200 Amp	200 Amp	200 Amp	NA
Circuits Included	8	16	0	0	0	0	0	N/A
Enclosure	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
Enclosure Color	Bisque	Bisque	Bisque	Bisque	Bisque	Bisque	Bisque	Bisque
Warranty	3 Year Limited	5 Year Limited	5 Year Limited	5 Year Limited	5 Year Limited	5 Year Limited	5-Year Limited	3-Year 2000 Hour Limited
Dimensions (L" x W" x H")	36 x 27 x 25	48 x 25 x 29	48 x 25 x 29	48 x 25 x 29	48 x 25 x 29	48 x 25 x 29	48 x 25 x 29	48 x 25 x 29
Generator Weight (lbs.)	280	360	407	471	451	476	471	526
CARB Compliant	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

* Rating definitions - Standby: Applicable for supplying emergency power for the duration of the charging period. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum wattage and current are subject to and limited by such factors as fuel Btu content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet above sea level; and also will decrease about 1 percent for each 12° C (10° F) above 15.5° C (60° F). Not for sale in California.



