APPLICATION OR APEAL#: 35 - 20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es)VarianceAppeal of Cease & Desist
1) Applicant: Scott Swimming Pouls
1) Applicant: Scott Swimming roots
Mailing Address: 75 Washington Rd Woodbury, CT 06798
Phone#: 203-263-268
Email: Lauris @ scotpals. com
26 5-11/1-5/
2) Premises located at: 29 5ail Harbour on the (NSEW) side of the street
at approx feet (N S E W) from (nearest intersecting road).
3) Property Owner Name: Seth Buchwald
Interest in Property: OWNERCONTRACT PURCHASERLEASEEAGENTX
4) Tax Assessor Map No.: 2 Block No.: 14 Lot No.: 04
5) Zone in which property is located: 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?
8) Is the property within 500 feet of Danbury, Sherman or New York State?
9) Have any previous applications been filed with ZBA on this property?
If so, give dates and application numbers:
10) Proposal for which variance is requested: 18' x 42' Ingoind ginte
Swimming pool
j *
Hardship: narrow lot with a decent slope toward
11) Date of Zoning Commission Denial: Sept 27, 2000
12) Variance(s) Requested: () USE () DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter
Setbacks Requested: Front to: Rear to:
Setbacks Requested: Front to: Side to: 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: DATE: 9/3/2020

TOWN OF NEW FAIRFIELD ZONING REPORT

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: September 24, 2020

PROPERTY OWNER: 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

LAKE CANDLEWOOD MBLU 07-01-01 N/F FIRSTLIGHT HYDRO GENERATING COMPANY VOLUME 431 PAGE 862 REFERENCE 2 PROP. 4" SDR 35 PVC OVERFLOW CONNECT INTO EX. 8" PVC WITH INSERTA-TEE FITTING S66°59'56"E 30.00 S62°29'46"E TOPSOIL AND SEED AFTER INSTALLATION PROPOSED RECHARGE GALLERIES 4 CULTEC RECHARGER 100'S 518 S.F. REQUIRED TOTAL RECHARGE 519 S.F. *0.083" = 51.4 CU.FT. REGUIRED 115.24 CU. FT. PROPOSED (W/STONE) 1.388 S.F. PROPOSED TOTAL RECHARGE UNCOVER EX. PIPE AND ADJUST CULTEC CONFIGURATION BEFORE INSTALLING SYSTE CONTACT DESIGN ENGINEER AFTER EX. DR. PIPE IS UNCOVERED. BOT. OF CULTEC SHALL BE 20" BELOW EX ADD 6" OF TOPSOIL AND SEED ABOVE CRI EX BELOW EX. DR. TOPSOIL AND SEED ABOVE CRI RAISED BY THIS AMOUNT. NEW DRAINAGE MANHOLI TF—MATCH EX. GRADE EX. 8" INV IN-MATCH E EX. 8" INV IN-MATCH E EX. 8" INV IN-MATCH E EX. 8" INV IN-MATCH C ROPE OF A SOR 35 PVC I CULTEC END. INVERT OU MH SHALL BE 4" BELOW 48.26 83.72 440 CONTOUR LINE AS DEPICTED ON T.C. 2429 N82°05'50"E EDGE OF BUFFER EASEMENT S59°09'06"E 20.00 INSPECTION PORT, TYP. CONTRACTOR ACCESS DRIVE FOR POOL CONSTRUCTION. FOO NOT DRIVE OVER EX. PUMP CH SEPTIC TANK PROP. PATIO NOTE: EXCESS SOIL WILL HAULED OFF SI OD HELL ADD CURBING AT END OF DRIVEWAY TO DIRECT RUNOFF TO YARD DRAIN MBLU 02-14-05 N/F DAVID P. LUNDSTEDT MBLU 02-14-03 N/F DAVID & LINDA ROITMAN VOLUME 416 PAGE 652 VOLUME 440 PAGE 997 POOL VARIANCE REQUIF REAR YARD SETBACK PROPOSED REAR YARD AREA VARIANCE OF 13.5' 68.006.0 S.F. 1.561 Ac. MBLU 02-14-04 N/F SETH & JOYCE BUCHWALD **VOLUME 541 PAGE 1083** N55°00'04"W 120.00' N55°00'05"W 70.00' SAIL HARBOUR DRIVE