

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 Bull Pond Rd East
New Fairfield CT 06812 Phone#: 914 403-4593
Email (optional): Reillybald@outlook.com

2) Premises located at: 5 Sylvan 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 Shamish + Yashodakara Dask
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 25 Block No.: 2 Lot No.: 9.1

5) Zone in which property is located R-88 Area of Lot 1.49 AC (65,049 sq ft)

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

7) Is the property within 500 feet of Danbury, Sherman or New York State? NO

8) Have any previous applications been filed with ZBA on this property? NO yes If so,
give dates and/or variance numbers: 4/2019

9) Proposal for which variance is requested: Build wood steps with landings

HARDSHIP: Building lot with severe slope and topo

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

11) Variance(s) Requested: () USE (X) DIMENSIONAL
Zoning Regulations (sections) See attached Non-Compliance Letter

Setbacks Requested: Front to: _____ Rear to: 8-0
Side to: 4-0 Side to: 7-5

12) Use to be made of property if variance is granted: Residential

13) 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: 10-27-2020

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 9/23/2020



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: September 24, 2020

PROPERTY OWNER: 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

NOTES REF. - T.C. MAP NO. 340

#1 SYLVAN ROAD
 ALL S. CARRIO-SCALERA
 PLOT J & K - T.C. MAP NO. 1027

#4 CEDAR HILL ROAD
 WILLIAM B. TOFF &
 CARYN E. ANGELOSON

LAKE
 CANDLEWOOD

SYLVAN ROAD

AREA =
 65,049 SQ. FT.
 1.4933 ACRES

CONCRETE
 (9'x10')

#43 SYLVAN ROAD
 LAURENT & DENITA XIMNET
 T.C. MAP NO. 2022

#10 SYLVAN ROAD
 JEFF MANNIS
 PLOTS 2A
 T.C. MAP NO. 340

#1 SYLVAN ROAD
 GERARD D. & MARTIN PAGAN,
 CARRIO-SCALERA
 PLOTS 2A
 T.C. MAP NO. 340

- NOTES:
- 1) PROPERTY IS LOCATED IN 8-44 ZONING DISTRICT.
 - 2) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH SECTION 20-200-1 THRU 20-200-10 OF THE NEW HAVEN LAND RECORDS.
 - 3) THE BOUNDARIES OF THE PROPERTY ARE SHOWN AS DEDUCED FROM THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT, AND AS DEDUCED FROM THE CONVEYANCE INSTRUMENTS RECORDED IN THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT.
 - 4) DISTANCE MARK TO MARK PREPARED BY THE OFFICE OF THE TOWN ENGINEER, TOWN OF NEW FAIRFIELD, CONNECTICUT, IS SHOWN AS DEDUCED FROM THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT.
 - 5) THIS MAP REPRESENTS A LAYDOWN RESURVEY OF THE PROPERTY AS DEDUCED ON T.C. MAP NO. 340.
 - 6) THE PROPERTY IS SHOWN AS DEDUCED FROM THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT, AND AS DEDUCED FROM THE CONVEYANCE INSTRUMENTS RECORDED IN THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT.
 - 7) INFORMATION FROM AN SET DEDUCED FROM THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT, IS SHOWN AS DEDUCED FROM THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT.
 - 8) PROPOSED BUILDING COVERAGE EQUALS 25.1%.
 - 9) PROPOSED IMPROVED SURFACE COVERAGE EQUALS 25.1%.

PROPERTY SURVEY
 PREPARED FOR
**MANISH RAMESH &
 YASHODHARA DASH**
 5 SYLVAN ROAD
 TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
 FEB. 6, 2019 FOR FOUNDATION AS-BUILT LOCATION
 REVISION SEP. 19, 2020 FOR AS-BUILT OF STOPS, LANDINGS AND PAINT TO LAKE

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH SECTION 20-200-1 THRU 20-200-10 OF THE NEW HAVEN LAND RECORDS. THE BOUNDARIES OF THE PROPERTY ARE SHOWN AS DEDUCED FROM THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT, AND AS DEDUCED FROM THE CONVEYANCE INSTRUMENTS RECORDED IN THE RECORDS OF THE TOWN OF NEW FAIRFIELD, CONNECTICUT. THIS SURVEY MEETS CLASS A-2 STANDARDS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY IS SUBSTANTIALLY CORRECT AS SHOWN HEREON.
 PREPARED BY THE OFFICE OF
PAUL, INC. LAND SURVEYORS
 35 HAMBURG ROAD, NEW HAVEN, CT.
 PAUL, INC. LAND SURVEYORS
 TOWN OF NEW FAIRFIELD, CT.





#3 SYLVAN ROAD
N/F
JILL S. CAPRIO-SCALERA
PLOT J & K - T.C. MAP NO. 1027

#4 GLEN HOLLY ROAD
N/F
WILLIAM B. TOPF &
CARYN E. ANGELSON

LAKE
CANDLEWOOD

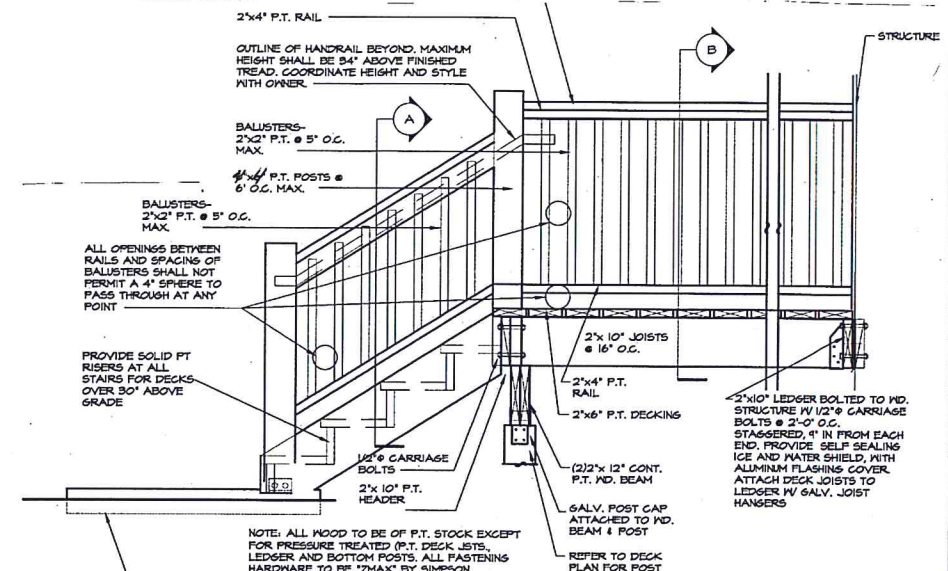
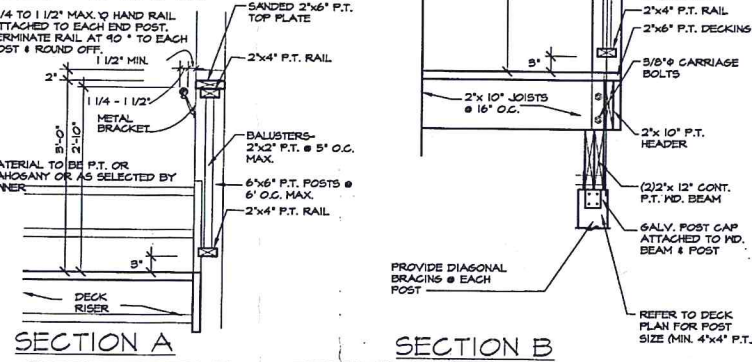
N/F
FIRSTLIGHT
HYDRO GENERATING CO.

AREA =
65,049 SQ. FT.
1.4933 ACRES

#43 SYLVAN ROAD
N/F
LAURENT & RENATA XATART
T.C. MAP NO. 2702

#10 SYLVAN ROAD
N/F
JEFF PRANAITS
PARCEL 2A

#8 SYLVAN ROAD
N/F
GERARD D. & KATHRYN FAGAN,
CO-TRUSTEES
PARCEL TWO
T.C. MAP NO. 3450



MANISH RAMESH & YASHODHARA DASH

5 SYLVAN ROAD
TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.

FEB. 6, 2019 SCALE: 1" = 20'
REVISED JULY 30, 2019 FOR FOUNDATION AS-BUILT LOCATION
REVISED SEPT. 19, 2020 FOR AS-BUILT OF STEPS, LANDINGS AND PATH TO LAKE

- NOTES:
- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 778, 1229, 2702, 3155, 3330, 3430, 3447, 3450 & VOL. 529 PG. 91 OF THE NEW FAIRFIELD LAND RECORDS.
 - 3) REFERENCE MADE TO MAP SHOWING PROPERTY OF ELSIE HOLLISTER TO BE CONVEYED TO GEORGE W. COXETER AND DAVID A. WERNER, HOLLYWYLE PARK BY SYDNEY A. RAPP, L.S., REVISED MARCH 23, 1982.
 - 4) REFERENCE MADE TO MAPS PREPARED BY THIS OFFICE FOR PROPERTIES LOCATED AT 8 SYLVAN ROAD, 10 SYLVAN ROAD, 43 SYLVAN ROAD, AND 4 GLEN HOLLY ROAD.
 - 5) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF PROPERTY AS DEPICTED ON T.C. MAP NO. 3330.
 - 6) PROPERTY IS SUBJECT TO POSSIBLE UTILITY AND WATER LINE EASEMENTS. SEE T.C. MAP NO. 1229.
 - 7) MONUMENTATION FOUND OR SET DEPICTED HEREON.
 - 8) PROPOSED BUILDING COVERAGE EQUALS 3% ±.
 - 9) PROPOSED IMPERVIOUS SURFACES COVERAGE EQUALS 6% ±.



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 SURVEYS AND MAPS 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 DEPENDENT 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
35 DANBURY ROAD - NEW MILFORD, CT.

Paul A. Hro, L.S.
PAUL A. HRO, L.S. - CT. REG. NO. 15167

NORTH REF. - T.C. MAP NO. 3450

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JILL S. CAPRIO-SCALERA
PLOT J & K - T.C. MAP NO. 1027

#4 GLEN HOLLY ROAD
N/F
WILLIAM B. TOPF &
CARYN E. ANGELSON

LAKE
CANDLEWOOD

N/F
FIRSTLIGHT
HYDRO GENERATING CO.

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N/F
LAURENT & RENATA XATART
T.C. MAP NO. 2702

#10 SYLVAN ROAD
N/F
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