

APPLICATION OR APPEAL#: #01-21

ZONING BOARD OF APPEALS
JAN 18 2021

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

PROPOSAL

1) Applicant: Frank Saccente
Mailing Address: 119 State Route 39 New Fairfield, CT 06812
Phone#: _____
Email: Frank.Saccente.sr@gmail.com

2) Premises located at: 119 State Rt. 39 New Fairfield on the (N S E W) side of the street at approx. 100 ft feet (N S E W) from Surtake mountain (nearest intersecting road).

3) Property Owner Name: Frank

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 19 Block No.: 2 Lot No.: 1

5) Zone in which property is located: R-111 Area of Lot: 78

6) Dimensions of Lot: Frontage: 199.06 ft Average Depth: 80'

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? NONE

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: For an above ground pool on said property

Hardship: Pre existing, non conforming, old shape lot with a severe slope and significant ledge throughout property.

11) Date of Zoning Commission Denial: January 29, 2021

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

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

Setbacks Requested: Front to: 50' to 20', Rear to: NR
Side to: 30' to 10', Side to: NR

#1

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: Frank Saccente DATE: 1-11-2021

Received

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: January 27, 2021

PROPERTY OWNER: Frank Saccente

PROPERTY ADDRESS: 119 State Route 39

APPLICANT/AGENT: Frank Saccente

MAILING ADDRESS: 119 State Route 39

ZONING DISTRICT: R-88 MAP:19 BLOCK: 2 LOT: 1

Please be advised that the owner would like to propose (SEE ATTACHED APPLICATION...Proposal for which variance is requested).

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

Sections:

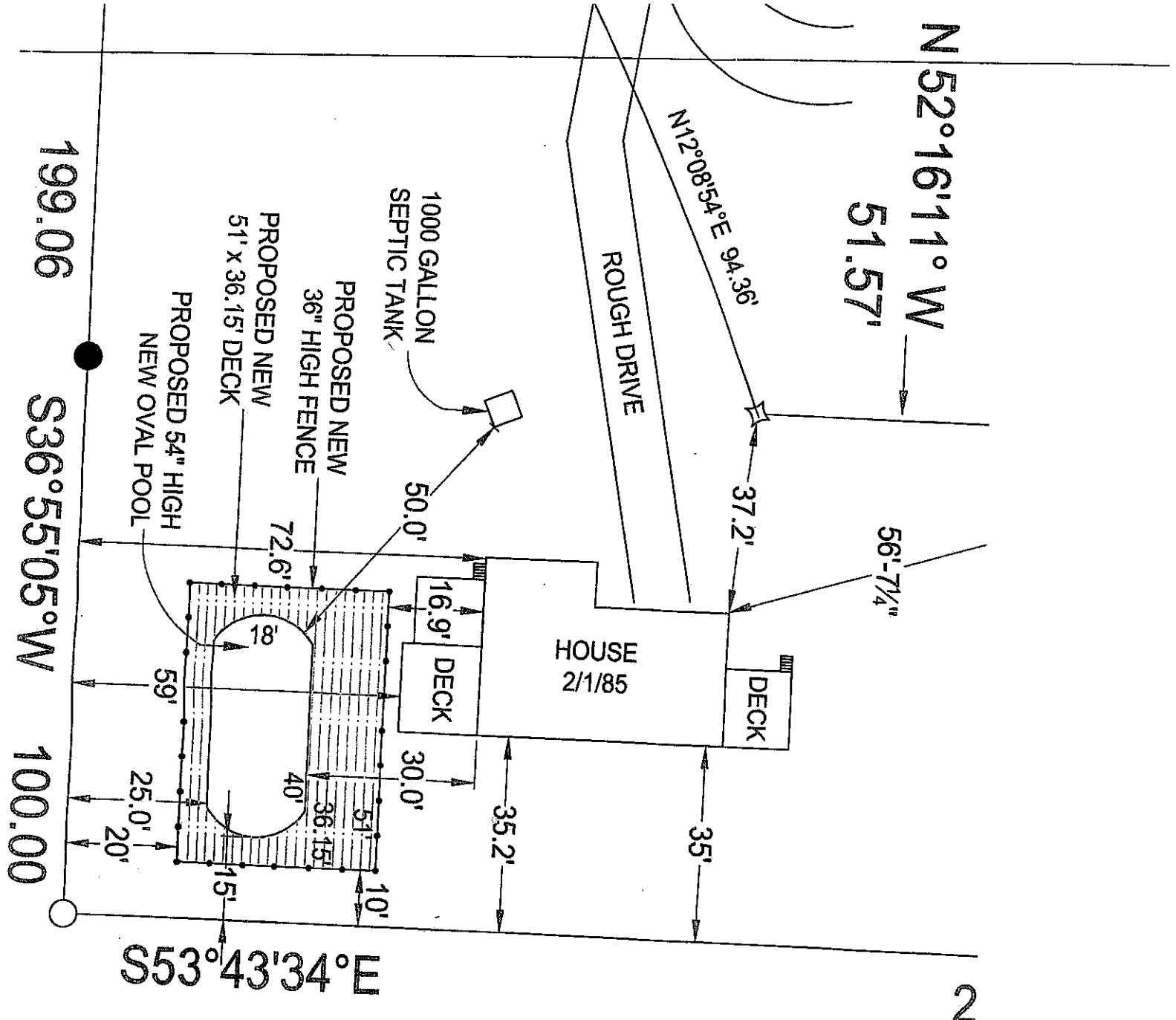
- 3.0.6-Swimming Pools (A+B)
- 3.1.5-Minimum Lot Area and Frontage (A)
- 3.1.6-Minimum Building or Structure Setbacks (A+B)
- 3.2.8-Maximum Impervious Surfaces
- 3.1.11-Minimum Lot Dimensions
- 7.1.12-Improved Lots Not in a Validated or Approved Subdivision (A+B)
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building or Structures (A+B)

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.

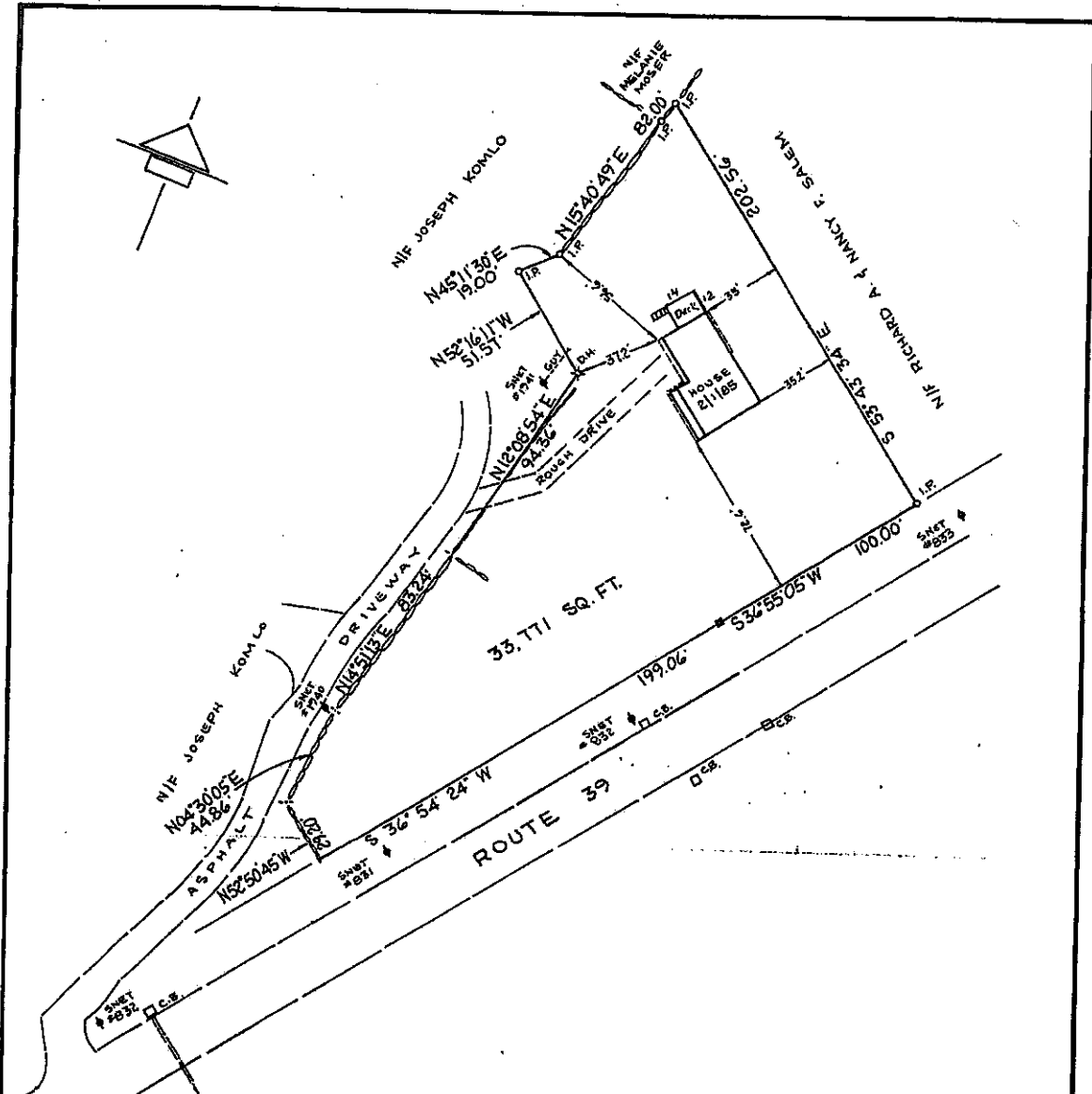
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.

Evan White, Zoning Enforcement Officer
Town of New Fairfield



2

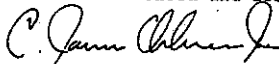
N/F RICHARD A. & NANCY F SALEM



PLOT PLAN
LOTS 1 & 2
LAKE RIDGE MAP No. 1
 PREPARED FOR
JOSEPH KOMLO
ROUTE 39
 NEW FAIRFIELD, CONNECTICUT
 SCALE 1" = 40' FEBRUARY 11, 1985
 CLASS A-2 SURVEY

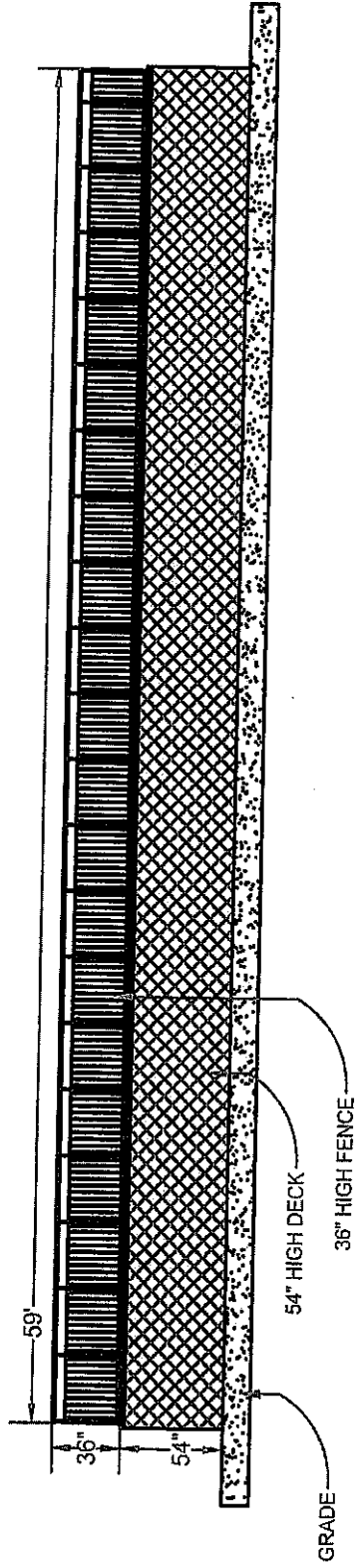
"I hereby certify that this survey was actually made upon the ground, and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; and that there are no easements, encroachments or uses affecting this property apparent from a careful physical inspection of the same, other than those shown and described thereon."




 R.L.S.
 C. James Osborne, Jr., R.L.S., F.C.
 New Milford, Connecticut

R88 ZONE
 THIS IS UNDER R44 ZONE REQUIREMENTS
 PER PUBLIC ACT 84-147.

REFER TO T.C. MAP # 252 N.F.L.R.



SECTION VIEW FROM STREET
NEW DECK AND FENCING
119 STATE ROUTE 39
NEW FAIRFIELD, CONNECTICUT
PROPOSED LOCATION
NEW ABOVE GROUND POOL
NOVEMBER 16, 2020
SCALE: 1/8" = 1'-0"



FREE SHIPPING OVER \$99 >

FINANCING OPTIONS >

THE POOL FACTORY

CART

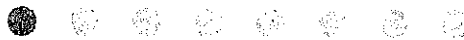
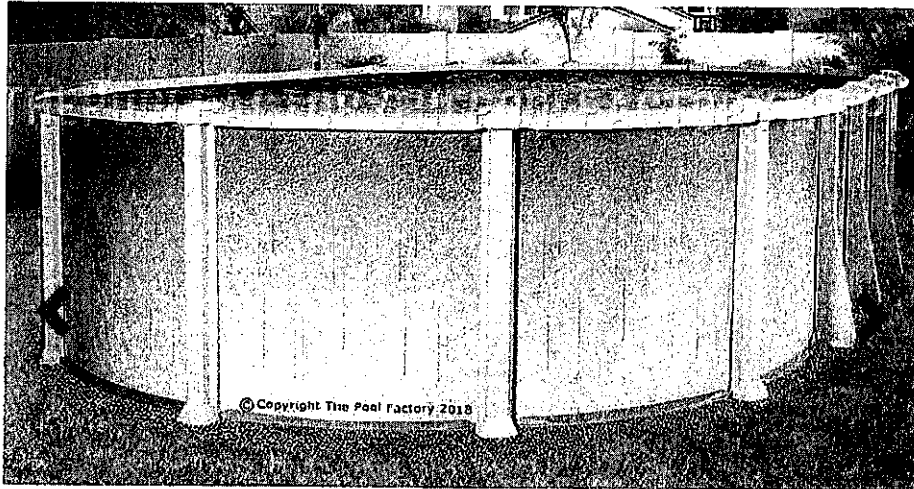
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18'X40'X54" Saltwater 8000 Oval Pool



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