June 11, 2020

RE: 29 Beacon Hill Lane
Site Plan and Special Permit Applications
Notice of Public Hearing

Dear Neighboring Property Owner:

Our firm represents Jeffrey and Natalie Alexander (the “Applicants”), owners of 29 Beacon Hill Lane (the “Property”). The Property consists of 2.16 +/- acres, is situated in the Two Acre Residence Zone and is improved with a 6,490 +/- sf single-family home. The Property is a corner lot located on the corner of Beacon Hill Lane and Silvermine Road.

The Applicants seek Site Plan and Special Permit approval to permit the location of an inground swimming pool and surrounding patio to be installed directly behind the existing dwelling. On the west side of the Property, the proposed pool would be located 141 +/- feet (and the patio 135 +/- feet) from Beacon Hill Lane and would be shielded from view by a dense stand of mature landscaping. Along the southern side of the Property, the pool would be located 70 +/- feet (and the patio 65 +/- feet) from Silvermine Road. Copies of application materials further describing the proposal are enclosed for your reference.

Because you own property in close proximity to the subject property, the Zoning Regulations of the Town of New Canaan require that you be notified of the pendency of the applications, as well as the fact that the Planning & Zoning Commission will hold a public hearing on the applications on Tuesday, June 23, 2020 at 7:00 p.m via video conference and conference call. For details on how to access the public hearing please consult the Town of New Canaan website (https://www.newcanaan.info/) or e-mail the Planning & Zoning Department staff (Lola.Sweeney@newcanaanct.gov). Application materials are also available via the Town of New Canaan website. You are further invited to call me with any questions concerning this proposal.

Sincerely,

Michael P. Sweeney

Michael P. Sweeney

Enc.
SPECIAL PERMIT APPLICATION

The undersigned owner(s) of record hereby apply for a SPECIAL PERMIT APPROVAL as to certain Real Estate located at:

ADDRESS: 29 Beacon Hill Lane

Owner’s Name: Jeffrey S & Natalie Alexander  Address: c/o Agent: Carmody Torrance Sandak & Hennessey, LLP, 707 Summer Street, Stamford, CT 06901

Applicant’s Name: Jeffrey S & Natalie Alexander  Phone #: c/o Agent: 203-425-4200

Address: c/o Agent: Carmody Torrance Sandak & Hennessey, LLP, 707 Summer Street, Stamford, CT 06901

Applicant’s Email Address: c/o Agent: msweeney@carmodylaw.com

ZONING DISTRICT: Two-Acre Residence Zone as shown in the New Canaan Land Records: VOLUME 610, PAGE 77

And more particularly described by bounding owners as follows:

Northerly by: 31 Beacon Hill Lane  Southerly by: Silvermine Road

Easterly by: 31 Beacon Hill Lane  Westerly by: Beacon Hill Lane

Within 500 Feet of another municipality? Yes ( ) No ( ) Name Town(s): N/A

MAP # 0008  BLOCK # 0003  LOT # 0799

I am requesting a SPECIAL PERMIT APPROVAL of Section(s) 3.4.C.6 described as follows: The Applicants seek Special Permit Approval to construct a pool within the front yard of the Property and located within 150 feet of Beacon Hill Lane & Silvermine Road.

The pool will be set back 141 feet from Beacon Hill Lane and 65.04′ from Silvermine Road. The pool will be located in the southerly portion of the Property, which, due to the layout of existing site improvements and substantial landscaping between the home and Silvermine Road, acts as the “Rear Yard” of the Property notwithstanding the fact that said parcel is a Corner Lot. The elevation of the Property further shields the proposed pool from view. See attached narrative for further details regarding this request.

- You must attach a detailed statement describing:
  1) the existing and proposed use or uses; and 2) how the Special Permit Criteria are addressed.
  - If any Special Permits or Variances previously granted for this property attach Certif. of Decision(s) YES ( ) NO ( )
- I hereby acknowledge that unless I comply with provisions of Article 8, Section 8.1.G. of the Zoning Regulations, which require specific notification of certain neighbors, my application will not be complete and cannot be heard.

PRINT: Michael P. Sweeney  SIGNED: Michael P. Sweeney

Owner of Record/Authorized Agent  Owner of Record/Authorized Agent

Official Use Only
Date of Receipt:  Hearing Date(s):  Decision Date:

1. Jean Grzelecki, Secretary of the Planning & Zoning Commission of the Town of New Canaan, hereby certify that at a meeting of said Commission duly held on ______________, said Commission by resolution voted:

   ___ 1. That said SPECIAL PERMIT Application is DENIED.
   ___ 2. That said SPECIAL PERMIT Application is GRANTED in accordance with the approved plans or as modified herein.
   ___ 3. That notice of such Action is published as required.
   ___ 4. Conditions, modifications, or restrictions:

   ________________________________________________________________

Jean N. Grzelecki, Secretary

Publication Date

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SITE PLAN APPLICATION

The undersigned owner(s) of record hereby apply for a SITE PLAN APPROVAL as to certain Real Estate located at:

ADDRESS: 29 Beacon Hill Lane

Owner’s Name: Jeffrey S & Natalie Alexander Address: c/o Agent: Carmody Torrance Sandak & Hennessey, LLP, 707 Summer Street, Stamford, CT 06901

Applicant’s Name: Jeffrey S & Natalie Alexander Phone #: c/o Agent: 203-425-4200

Address: c/o Agent: Carmody Torrance Sandak & Hennessey, LLP, 707 Summer Street, Stamford, CT 06901

Applicant’s Email Address: c/o Agent: msweeney@carmodylaw.com

ZONING DISTRICT Two Acre Residence Zone

And more particularly described by bounding owners as follows:

Northerly by: 31 Beacon Hill Lane Southerly by: Silvermine Road

Easterly by: 31 Beacon Hill Lane Westerly by: Beacon Hill Lane

MAP # 0038 BLOCK # 0093 LOT # 0799

I am requesting a SITE PLAN APPROVAL of Section(s) 3.4.C.6 described as follows:

The Applicants seek Site Plan & Special Permit approval to construct a pool within the front yard of the Property located within 150 feet of Beacon Hill Lane and Silvermine Road. The pool will be set back 141 feet from Beacon Hill Lane and 65.04' from Silvermine Road. The pool will be located in the southerly portion of the Property, which, due to the layout of existing site improvements and substantial landscaping between the home and Silvermine Road, acts as the "Rear Yard" of the Property notwithstanding the fact that it is a Corner Lot. The elevation of the Property further shields the proposed pool from view. See attached narrative for further details regarding this request.

*You must attach a detailed statement describing the existing and proposed use or uses.

Were Special Permits or Variances previously granted for this property? YES ( ) NO ( ) If yes, attach Cert. of Decision(s).

PRINT: SIGNED: Michael P. Sweeney

Owner of Record/Authorized Agent Owner of Record/Authorized Agent

Official Use Only

Date of Receipt: Hearing Date(s): Decision Date:

I, Jean Grzelecki, Secretary of the Planning & Zoning Commission of the Town of New Canaan, hereby certify that at a meeting of said Commission duly held on ________, said Commission by resolution voted:

1. Was a Public Hearing required for this application?
   ( ) Yes  ( ) No

2. That said Site Plan Application is DENIED.

3. That said Site Plan Application is GRANTED in accordance with the approved plans unless modified herein.

4. That notice of such Action is published as required.

5. Conditions, modifications, or restrictions:

Jean N. Grzelecki, Secretary Publication Date
Jeffrey & Natalie Alexander (hereinafter the “Applicants”) are the owners of real property with
the improvements thereon located at 29 Beacon Hill Lane in New Canaan, Connecticut. Designated as Lot
799 in Block 93 of Map 38 (hereinafter the “Property”), the Property is 2.16±\(\) acres, is situated in the
Two Acre Residence Zone and is improved with a 6,490±\(\) sq.ft. single-family dwelling constructed in
1999. The Property is a corner lot, as it has frontage on both Beacon Hill Lane and Silvermine Road.

The Applicants seek Town of New Canaan Planning & Zoning Commission (hereinafter
“Commission”) approval of a special permit application for a proposed inground swimming pool and
surrounding patio to be installed behind the existing dwelling. Ordinarily, an inground pool in a rear yard
would not require Commission approval. However, since the Property has two (2) street frontages –
Beacon Hill Lane and Silvermine Road – it also has two (2) front yards, and therefore, the proposed
location of the pool is in a technical front yard, even though that space operates as a rear yard.
Accordingly, a special permit application for the pool is required.

Per Sec. 3.4.A of the New Canaan Zoning Regulations (hereinafter “zoning regulations”), an
inground swimming pool is an accessory structure. Furthermore, according to Sec. 3.4.C.6 of the zoning
regulations, accessory structures such as pools, may be located within the front yard and within 150 feet
of a street, by special permit. On the west side of the Property, the proposed pool would be located 141+\(\)
feet (and the patio 135+\(\) feet) from Beacon Hill Lane and would be shielded from view by a dense stand
of mature landscaping. Along the southern side of the property, the pool would be located 70+\(\) feet (and
the patio 65+\(\) feet) from Silvermine Road. Since Silvermine Road is at elevation 48+\(\) and the yard behind
the house is at El. 98, the pool would not be visible from the street nor from other properties across
Silvermine Road. (Refer to “Lot 799 Topographic Map Prepared for Jeffrey S. and Natalie Alexander New
Canaan, CT Two Acre Residence Zone Area = 2.162+\(\) Acres” dated May 4, 2020 prepared by RKW Land
Surveying, attached hereto and made a part hereof).

The Applicants submit that the proposed pool and its location on the property meet or exceed all
of the criteria for special permits identified in Sec. 8.2 of the zoning regulations. Specifically, the design
of the pool and its associated elements: are in harmony with the Two Acre Residence Zone and promote
the welfare of the Town of New Canaan (Sec. 8.2.4); attractive and suitable in relation to the site, immediate
area and neighborhood (Sec. 8.2.4.b(i)); do not hinder or discourage development of adjoining land or
impair property values in the neighborhood (Sec. 8.2.4.b(ii)); will not have any adverse impact on the
neighborhood (Sec. 8.2.4.b(iii)); will have no impact on transportation, public utilities and services, or the
environment (Sec. 8.2.4.c, d and e); and do not conflict with the advisory Town of New Canaan Plan of
Conservation and Development. For the foregoing reasons, the Applicants respectfully request that the
special permit application be approved.

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