

From: Lesley Groff <[REDACTED]>
To: [REDACTED]
Cc: Bob Caffrey <[REDACTED]>
Subject: Re: BULK MAIL Re: Pergola>link
Date: Tue, 27 May 2014 18:29:06 +0000

Hi [REDACTED]..might it be possible for me to come in and meet with you tomorrow for 10 minutes? I want to make sure I dot my "i's" and cross my "t's" with all of this special permit paperwork...I want to make sure I am not doing anything wrong...would greatly appreciate it. I will come whenever is convenient for you.

Just let me know. Thanks, Lesley

On May 27, 2014, at 7:10 AM, [REDACTED] wrote:

Lesley,

We have the final as-built on our office. The CO can't be issued until this matter is rectified, but you can request your final building inspections. If they have any questions they can ask me. If those all pass they can issue a Temp CO in the interim.

[REDACTED]

From: Lesley Groff [mailto:[REDACTED]]
Sent: Friday, May 23, 2014 4:01 PM
To: [REDACTED]
Cc: [REDACTED]; Bob Caffrey
Subject: Re: BULK MAIL Re: Pergola>link

I know Bob had submitted the Final Survey to the town about 3 weeks ago....might you know where the town is with this or who I should contact to find out? From what I understand, we can request inspections and ultimately the CO until the Final Survey has been reviewed...

thanks, Lesley

On May 23, 2014, at 3:53 PM, "Kleppin, Steven" <[REDACTED]> wrote:

We can add the application to the June hearing.

Steve
Sent from my Verizon Wireless 4G LTE DROID

Lesley Groff <[REDACTED]> wrote:

Hi [REDACTED] I just stopped in to speak with you re the pergola and next steps. I have accumulated the paper work that needs to be filled out and we will get on it. We would like to be on the docket for the June 24th town planning commission meeting. I understand today is the last day we can request the June date. I asked your office to please get us in for the June date but told I need to contact you. Can you please make sure we can participate on June 24 ? Would greatly appreciate it.

Thanks,
Lesley Groff

Sent from my iPhone

On May 23, 2014, at 10:37 AM, [REDACTED] > wrote:

John,

My intention with providing you with those definitions was in response to what I perceived as your attempt to indicate that the pergola was a part of the principal dwelling. Pergolas are considered accessory structures and must comply with yard requirements. In looking at [REDACTED], that is not indicated on the last survey we have, but more importantly, that trellis is in the side yard not the front.

[REDACTED]

From: John Heyrich [mailto:[REDACTED]]

Sent: Thursday, May 22, 2014 4:32 PM

To: [REDACTED]

Cc: lesley taylor; Robert

Subject: Re: Pergola>link

[REDACTED]

Thank you for getting back so quickly on this matter, the Groff Residence under construction at [REDACTED]

I seem to recall we had a similar discussion on the semantics of a pergola/trellis vs a building/accessory building, during our initial telephone conversation on 7May2014. As defined below as per the New Canaan ordinance, any building requires a roof. Since a pergola/trellis does not have a roof, it cannot be labeled as a 'building'. Also, the intended use of this terrace space, on which this pergola is built upon, is not for shelter, housing, nor any type of enclosure for persons, animals, goods, or personal possessions. It is to be utilized as an open terrace/patio for incidental outdoor activities.

The next item that you've referred to below is an accessory building, which again is clearly a 'building'. A pergola/trellis again would not qualify as a building by definition because it has no roof.

It appears that a 'pergola/trellis' structure is not specifically alluded to anywhere in your ordinance, however the closest item that could apply would be a 'terrace' ...that of: an elevated, roofless structure that may be improved with retaining walls and may contain structural supports such as footings attached to the house. This fits this defined criteria almost to a tee, especially knowing the fact that this terrace's support foundation walls and footings are directly attached to, and are an extension of the principal building structure on this lot.

There's also another home in town located at [REDACTED] (photo below), that has a similar pergola/terrace structure on a masonry trellis foundation directly attached to the home. It looks like its less than 150 feet from the street as well. It would seem by bridging the 7 to 8 ft gap between the Groff's existing pergola and the side wall of the main house as depicted in our latest sketch, the Groff's would then have an almost identical attached condition.

John