

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: NEAL HIRSCH
Mailing Address: 24 CURTIS AVE, NEW FAIRFIELD CT 06812
Phone#: 914) 384-1799
Email (optional): NAHIRSCH1@CHARTRX.NET

2) Premises located at: 24 CURTIS AVE on the (N S E W) side of the street at approx. 120' feet (N S E W) from ROY AVE (nearest intersecting road).

3) Property Owner Name: NEAL HIRSCH
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 34 Block No.: 21 Lot No.: 4

5) Zone in which property is located 1 Area of Lot 0.3 AC

6) Dimensions of Lot: Frontage: 127' Average Depth: 100'

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 If so, give dates and/or variance numbers: _____

9) Proposal for which variance is requested PARK FORD 35C VAN (commercial)
IN DRIVEWAY for overnight storage/parking of food truck.

HARDSHIP: PRE EXISTING NON CONFORMING NARROW + SHALLOW LOT

#1

ZONING BOARD OF APPEALS
MAR 18 2021

PROPOSAL

10) Date of Zoning Commission Denial: February 25, 2021

11) Variance(s) Requested: USE () DIMENSIONAL

Zoning Regulations (sections) 3.1.3(A)

Setbacks Requested: Front to: Rear to:
Side to: Side to:

12) Use to be made of property if variance is granted: IN HOME MINOR / MAJOR

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: 2-19-21

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 2/19/21
FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE

received
2-19-21

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: February 23, 2021

PROPERTY OWNER: Neil Hirsch

PROPERTY ADDRESS: 24 Curtis Ave.

APPLICANT/AGENT: Neil Hirsch

MAILING ADDRESS: 24 Curtis Ave.

ZONING DISTRICT: R-44 **MAP:** 34 **BLOCK:** 21 **LOT:** 4

Please be advised that Mr. Hirsch would like to park a commercial Ford 350 Food Truck/Van in the driveway for overnight storage and parking.

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

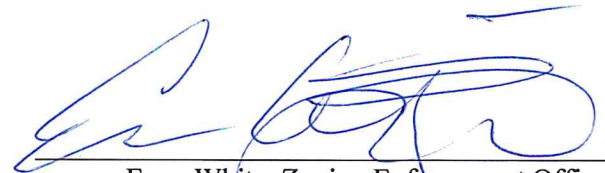
Sections:

3.1.3-Accessory Uses (A)

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.

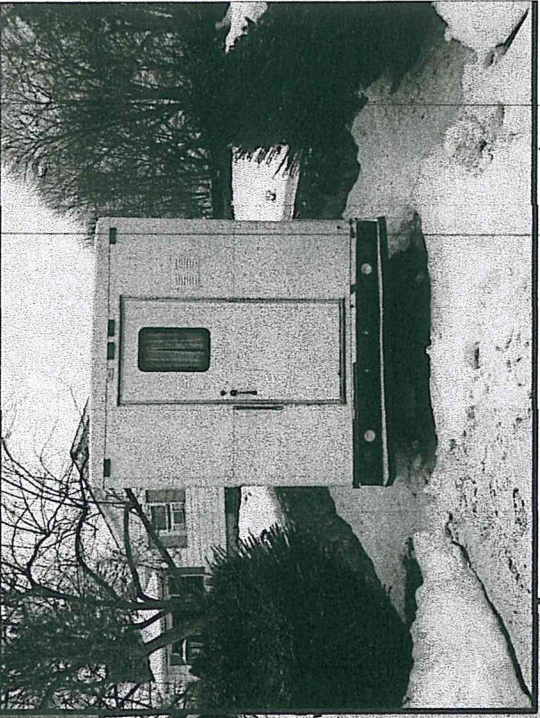
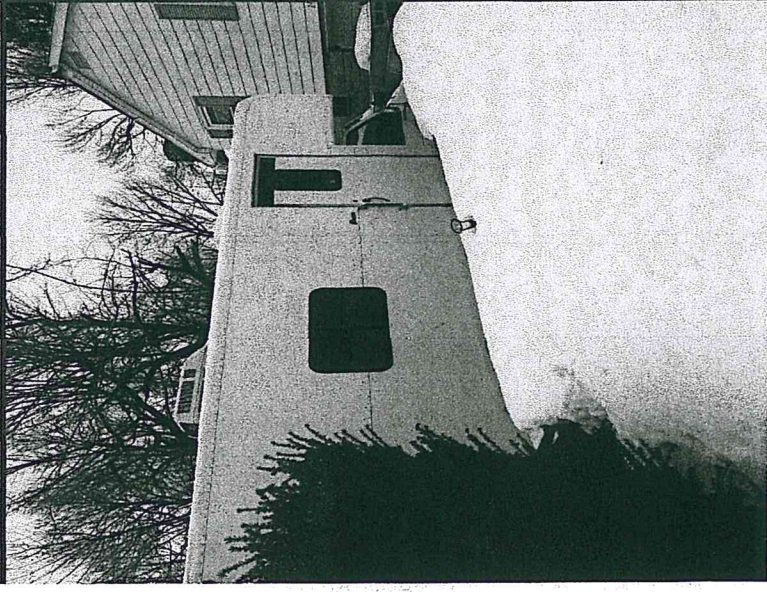
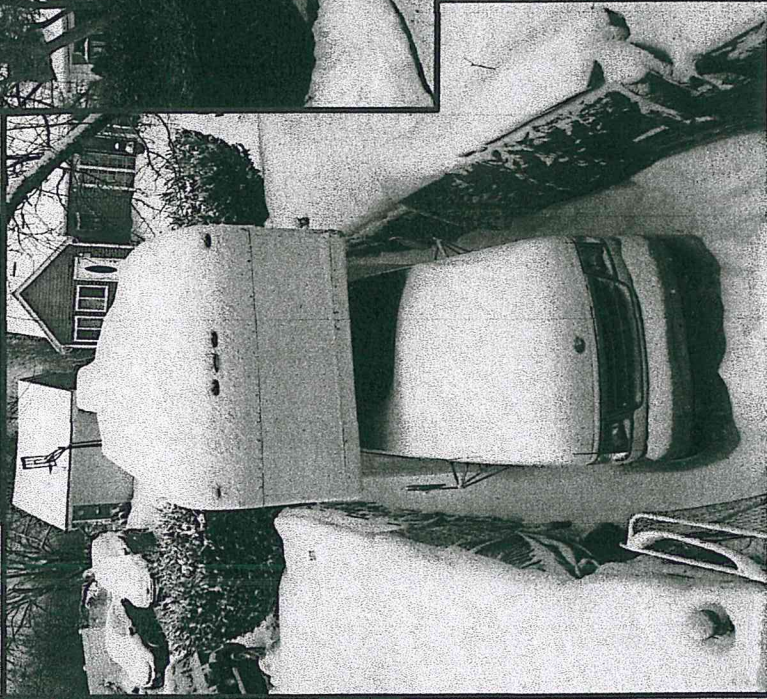
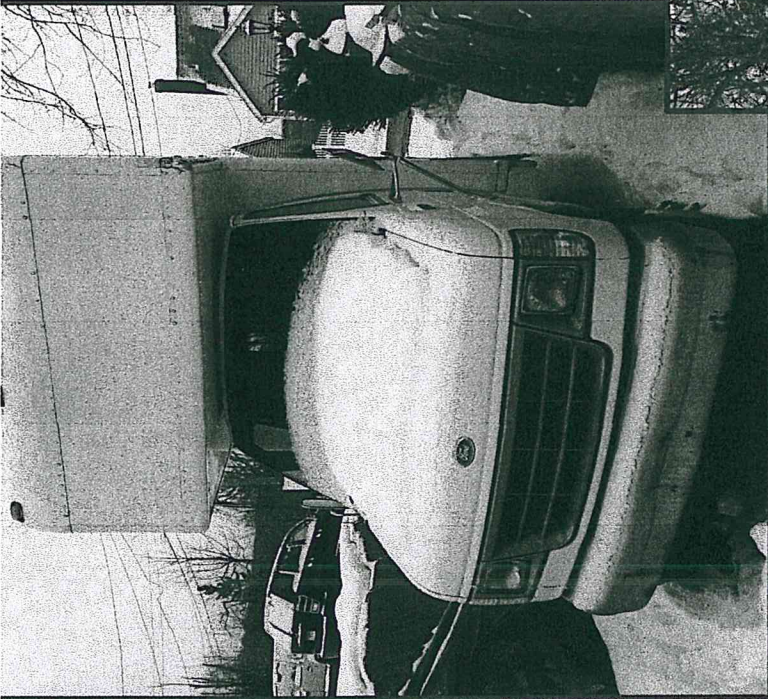
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

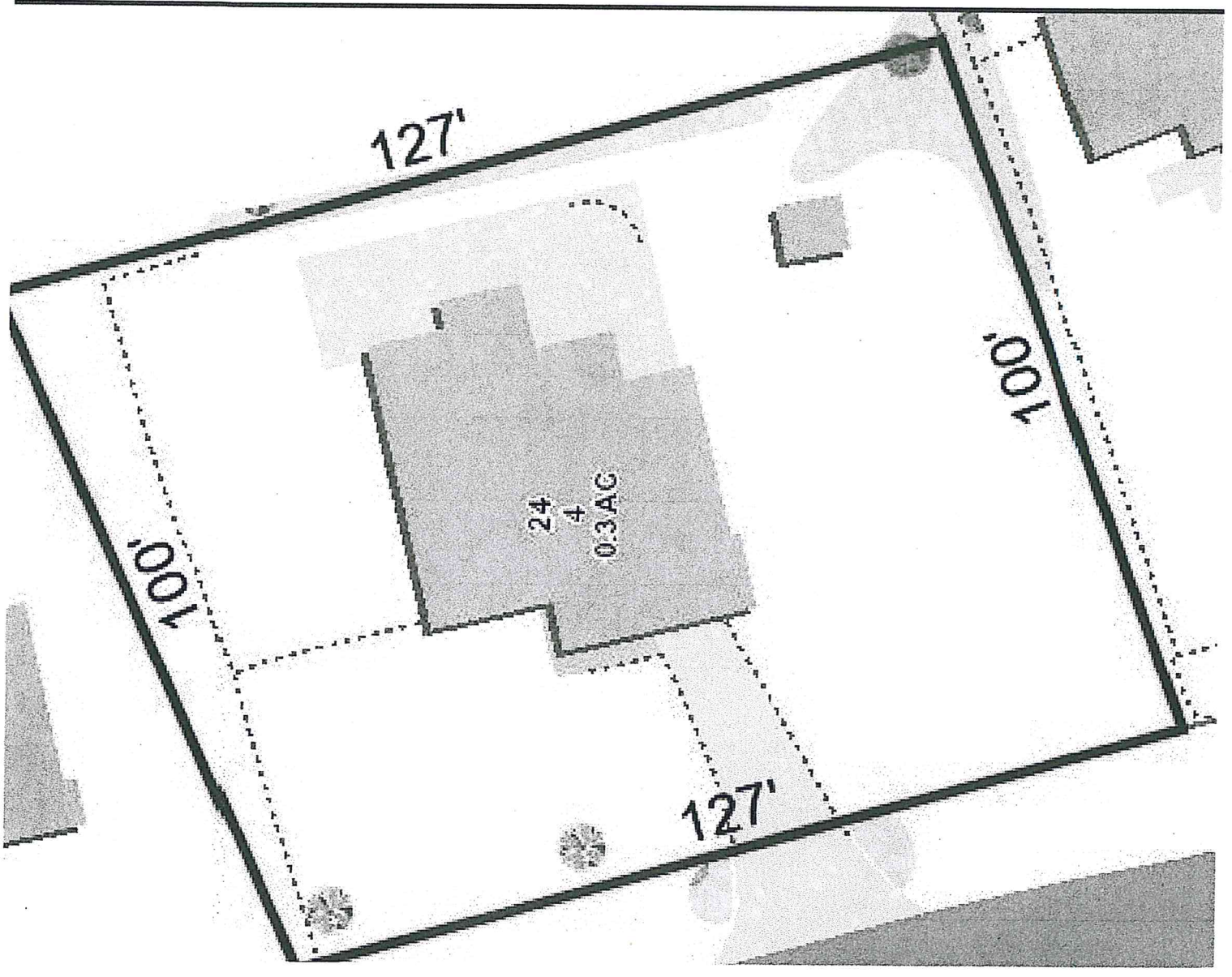
Neal Hirsch
24 Curtis Ave
(914)384-1799

ZONING BOARD OF
MAY 18 2021
PROPOSAL



PROPOSAL
MAR 18 2021
719 MILWAUKEE BOARD OF APPEALS

Neal Hirsch
24 Curtis Ave
914.384.1799





127'

100'

55'

24 +
0.3 AC

4 +
0.25 AC

Truck

42.15'

12

AVE