

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: Allison Glassman
Mailing Address: 66 Inglebrook Rd B
New Fairfield CT 06812 Phone#: 914-621-1080
Email (optional): vetallie@yahoo.com



2) Premises located at: _____ on the (N S E W) side of
the street at approx. _____ feet (N S E W) from _____ (nearest intersecting
road).

3) Property Owner Name: Allison Glassman
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 41 Block No.: 4 Lot No.: 28-47

5) Zone in which property is located R44 Area of Lot 1.129

6) Dimensions of Lot: Frontage: 244' Average Depth: 200'

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? yes If so,
give dates and/or variance numbers: permit # 1081, 7/20/2004

* 9) Proposal for which variance is requested: #1 Front entry way - strengthen + enlarge

#2 Storage Shed - 20' x 20'
* HARSHIP: Existing structure built at bottom of elevation in front of
the creek. Caused house to be close to proposed street - never developed

10) Date of Zoning Commission Denial: April 27, 2021

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

Zoning Regulations (sections) See Non-Compliance

Setbacks Requested: Front to: 70' to 10.5' Rear to: N/R
Side to: N/R Side to: N/R



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: _____

SIGNATURE OF OWNER OR AGENT: Allison Glassman DATE: 4/15/21
FOR ADDITIONAL INSTRUCTIONS SEE REVERSE SIDE

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: April 27, 2021

PROPERTY OWNER: Allison Glassman

PROPERTY ADDRESS: 66 Inglebrook Road

APPLICANT/AGENT: Allison Glassman

MAILING ADDRESS: 66 Inglebrook Road

ZONING DISTRICT: R-44 MAP: 41 BLOCK: 4 LOT: 28-47

Please be advised that the applicant would like to (SEE ATTACHED).

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

Sections:


3.0.4-Minor Accessory & Structures (A-F)

3.2.6-Minimum Building and Structure Setbacks (A)

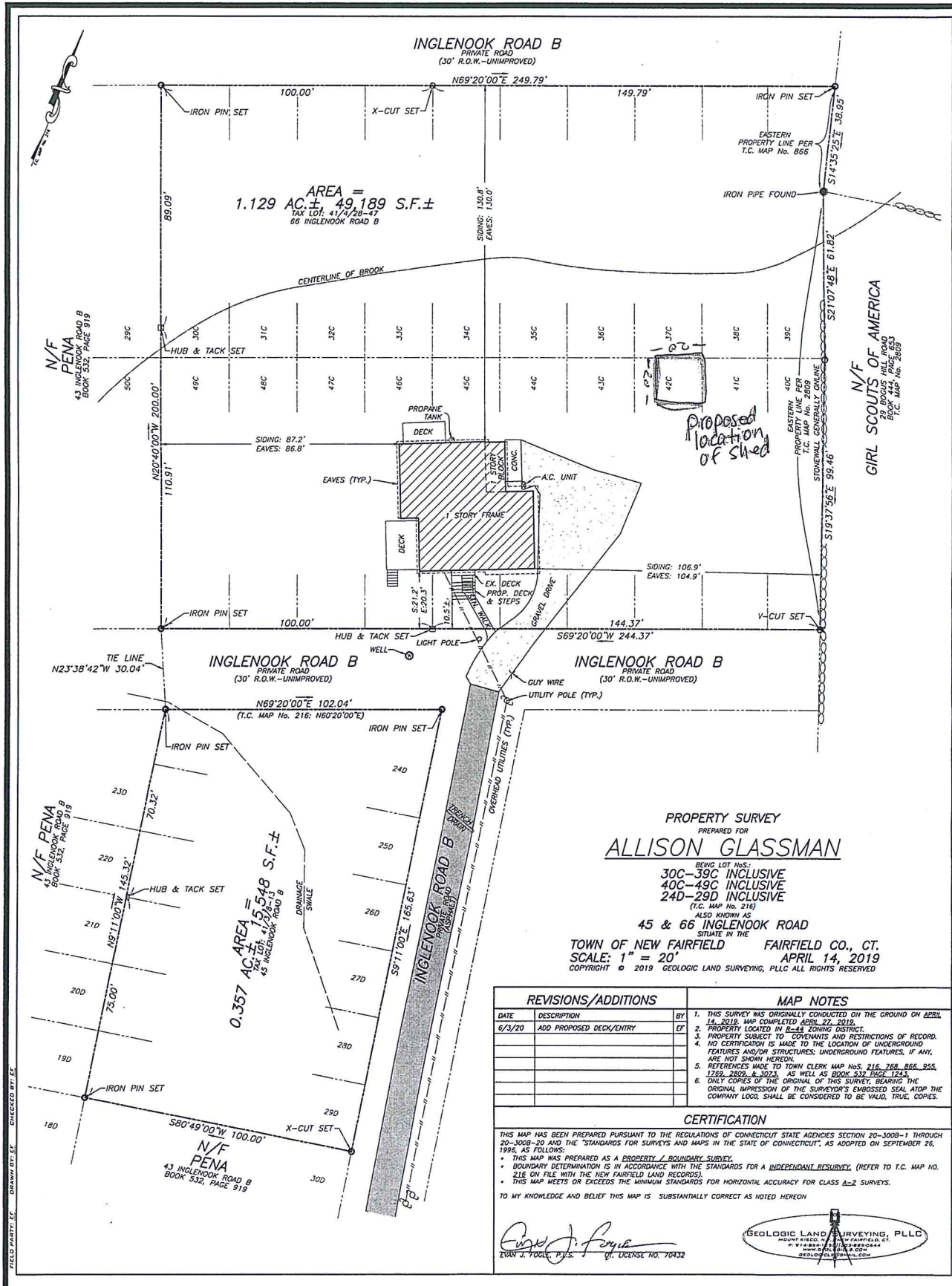
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



AREA =
1.129 AC. ± 49,189 S.F. ±
TAX LOT: 41/4/28-47
66 INGLEBROOK ROAD B

0.357 AC. ±
15,548 S.F. ±
TAX LOT: 24-10A-13
43 INGLEBROOK ROAD B

PROPERTY SURVEY
PREPARED FOR
ALLISON GLASSMAN

BEING LOT NOS:
30C-39C INCLUSIVE
40C-49C INCLUSIVE
24D-29D INCLUSIVE
(T.C. MAP No. 216)

ALSO KNOWN AS
45 & 66 INGLEBROOK ROAD
SITUATE IN THE
TOWN OF NEW FAIRFIELD FAIRFIELD CO., CT.
SCALE: 1" = 20'
APRIL 14, 2019
COPYRIGHT © 2019 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

REVISIONS/ADDITIONS			MAP NOTES	
DATE	DESCRIPTION	BY		
6/3/20	ADD PROPOSED DECK/ENTRY	ET	1. THIS SURVEY WAS ORIGINALLY CONDUCTED ON THE GROUND ON APRIL 14, 2019. MAP COMPLETED APRIL 27, 2019.	
			2. PROPERTY LOCATED IN R-44 ZONING DISTRICT.	
			3. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.	
			4. NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.	
			5. REFERENCES MADE TO TOWN CLERK MAP NOS. 216, 768, 866, 855, 1269, 2809, & 3023, AS WELL AS BOOK 532 PAGE 124.	
			6. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.	

CERTIFICATION
THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:
• THIS MAP WAS PREPARED AS A PROPERTY / BOUNDARY SURVEY.
• BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR AN INDEPENDENT RESURVEY. (REFER TO T.C. MAP NO. 216 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
• THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A=2 SURVEYS.
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

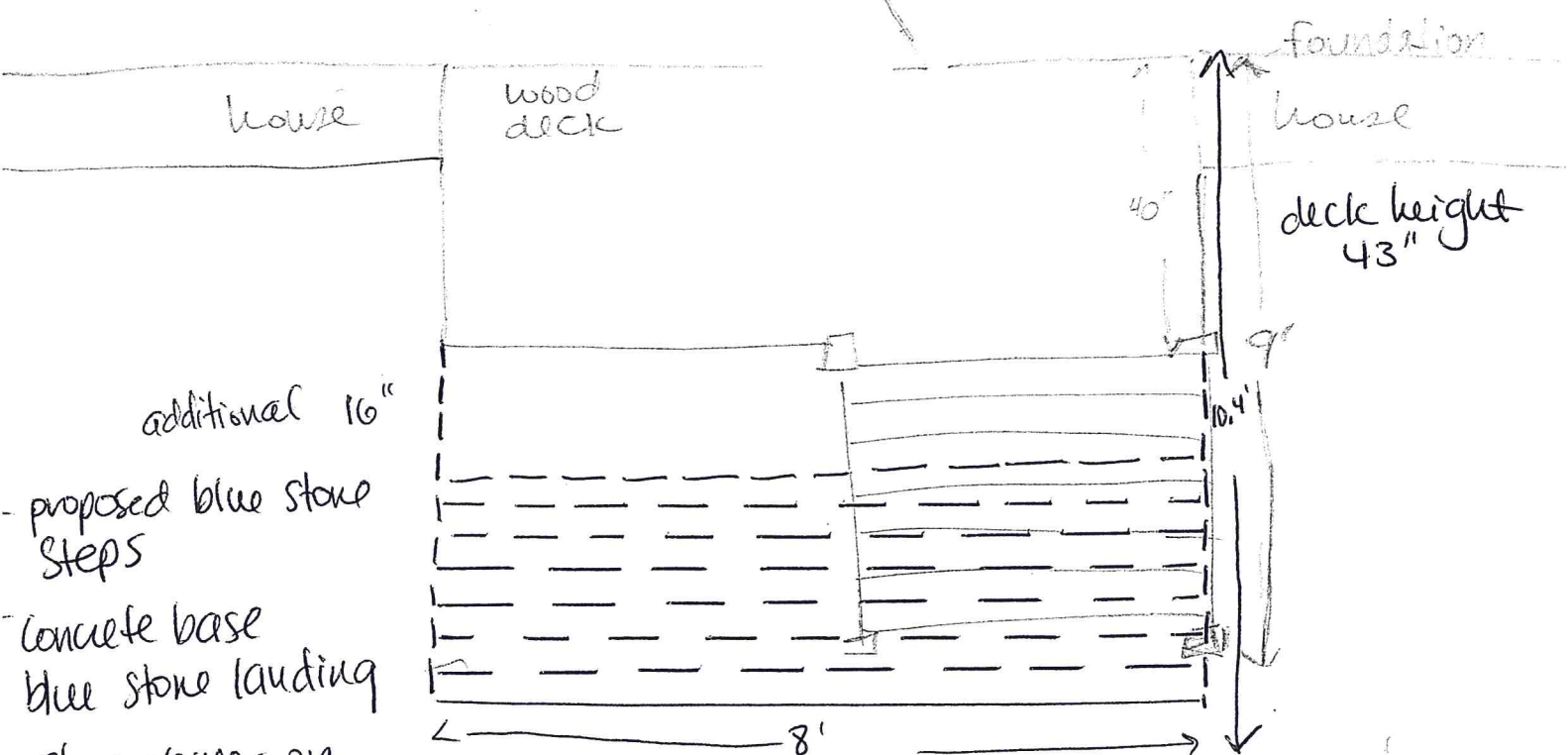
EVAN J. POOLE
EVAN J. POOLE, P.L.S. LICENSE NO. 70432



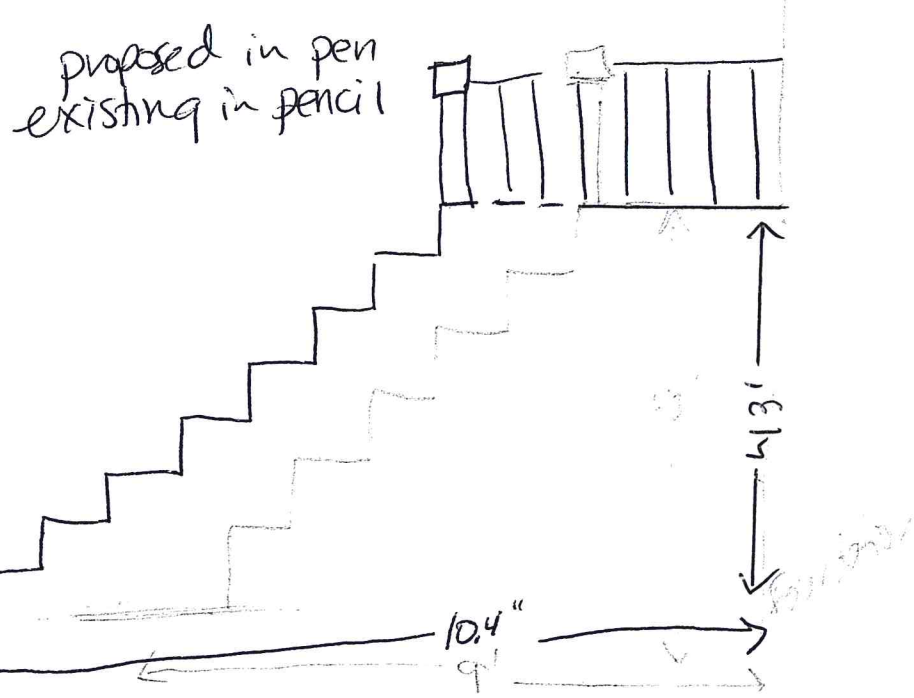
FIELD PART: ET DRAWN BY: ET CHECKED BY: ET

1

Allison Glassman
66 Inglewate Rd
New Fairfield CT 06812
914-621-1080



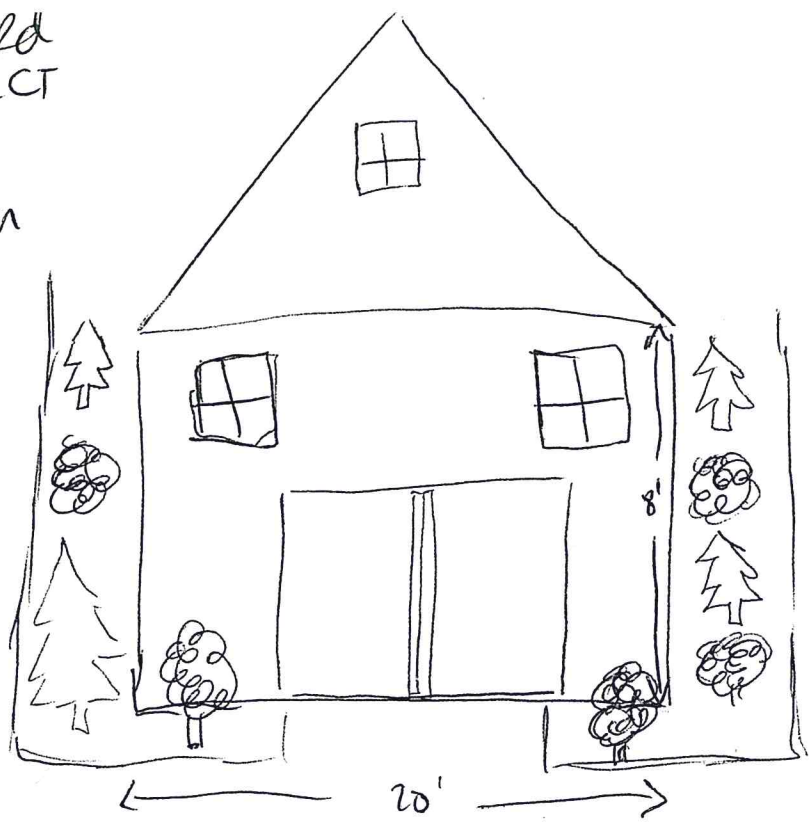
- additional 16"
- proposed blue stone steps
- concrete base
- blue stone landing
- stone veneer on sides



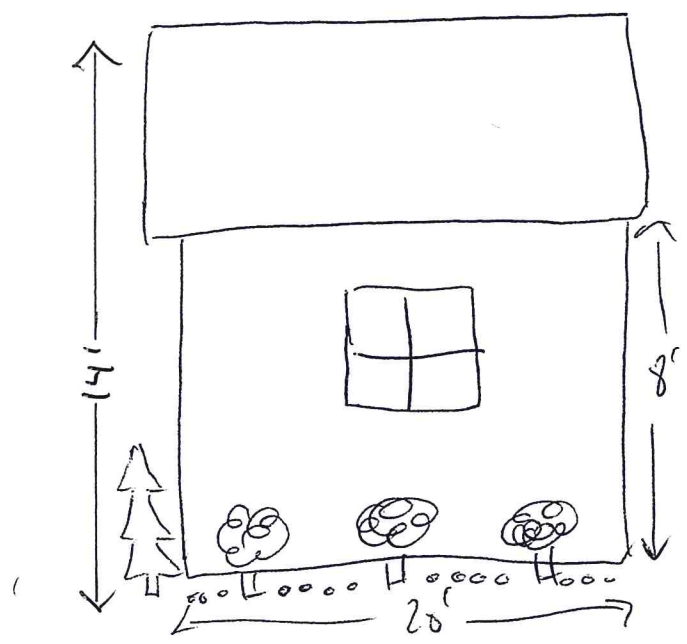
66 Jinglebrook Rd
New Fairfield CT
06812

Alison Glassman
914-621-1086

2



- all wood construction
 - base -
 - gravel pad
 - concrete base corners
 - no electricity
- 20' x 20'
8' ceiling



06 Inglebrook Rd
New Fairfield CT
06812
Hilson Glassman
914-621-1080

#2
Shed

