

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: Martin Zahara  
Mailing Address: 91 Shortwoods Rd  
New Fairfield CT 06812 Phone#: 203-746-2043  
Email (optional): Elaine7079@aol.com

ZONING BOARD OF APPEALS  
MAY 20 2021

2) Premises located at: 91 Shortwoods Rd on the (N S E W) side of  
the street at approx. 175' feet (N S E W) from DRIVE (nearest intersecting  
road).

PROPOSAL

3) Property Owner Name: Martin & Elaine Zahara  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 14 Block No.: 2 Lot No.: 4.1

5) Zone in which property is located R-88 Area of Lot 2.048

6) Dimensions of Lot: Frontage: 229.63' Average Depth: 170'

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 Storage Shed location  
\* is to be on right of driveway turnaround  
5464 SIZE APPROX. 10'-12'-11"

HARDSHIP: Due to difference in elevation, there's  
\* no access to rear of property behind driveway

WITH SIGNIFICANT SCOPE TO REAR OF PROPERTY

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

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

\* Zoning Regulations (sections) See NK

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



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: \_\_\_\_\_

received  
4-8-2021

SIGNATURE OF OWNER OR AGENT: Martin Zahara DATE: 8 APR 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: Martin & Elaine Zahara**

**PROPERTY ADDRESS: 91 Shortwoods Road**

**APPLICANT/AGENT: Martin Zahara**

**MAILING ADDRESS: 91 Shortwoods Road**

**ZONING DISTRICT: R-88    MAP:14    BLOCK: 2    LOT: 4.1**

Please be advised that Mr. Hirsch would like to (See Attached)

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

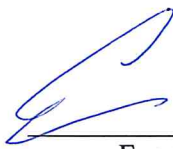
Sections:

3.0.4-Minor Accessory Buildings & Structures (C,D,E,F)

**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.**

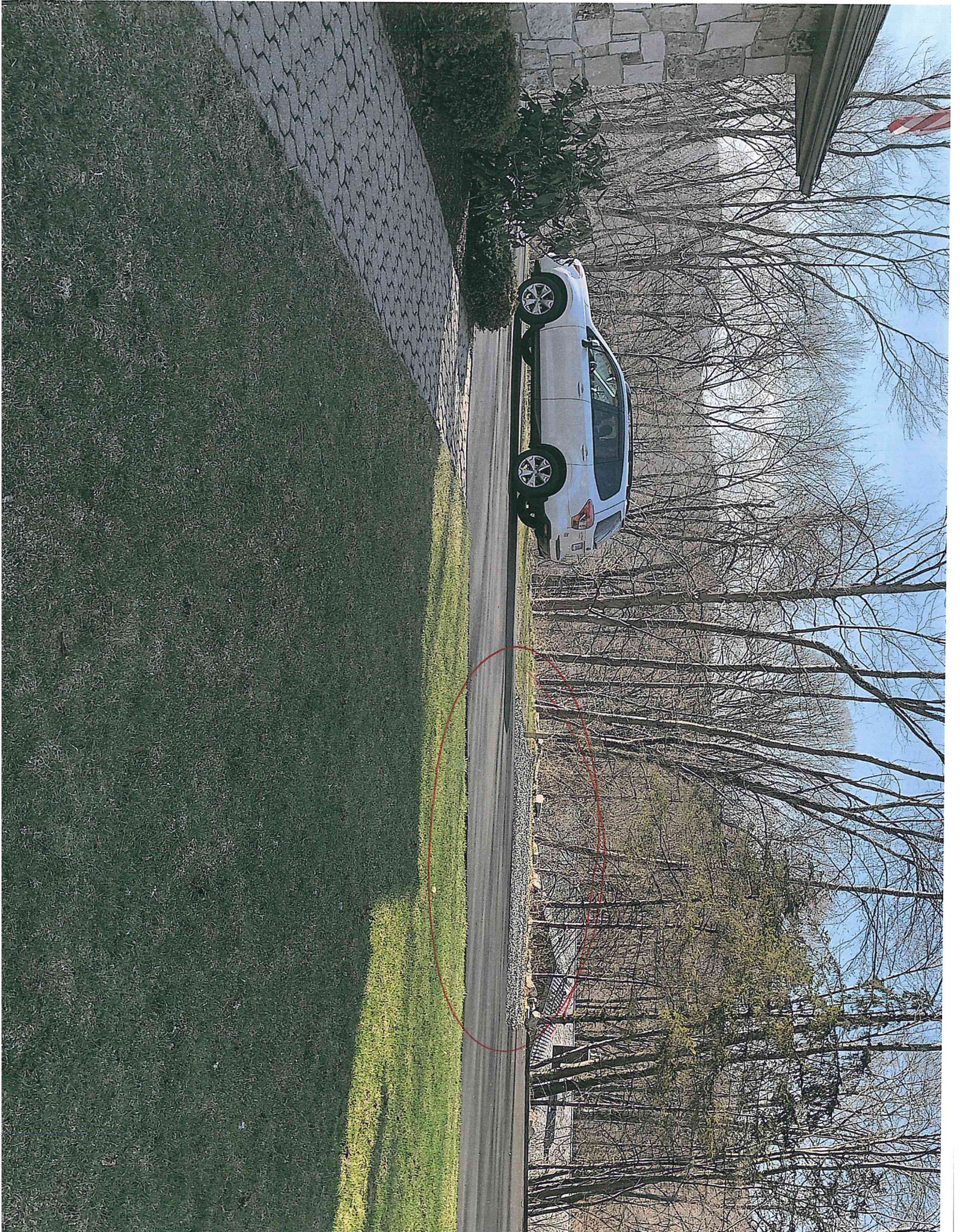
  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield

  
**ZONING BOARD OF APPEALS**  
**MAY 20 2021**

**PROPOSAL**

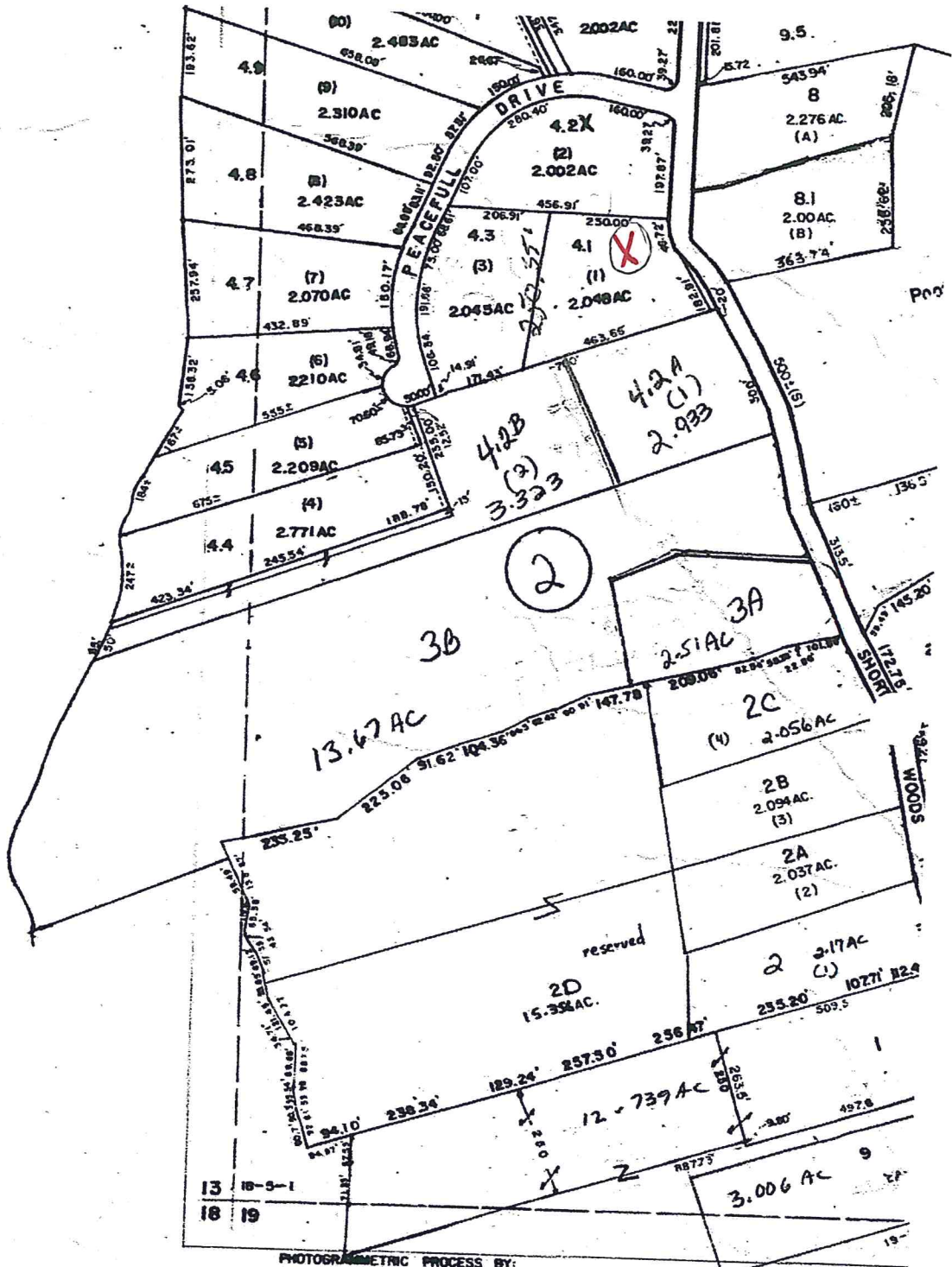






Map14.pdf

Tax Assessor Map - Map 14  
Block 2  
Lot 4.1 is Zahara lot



PHOTOGRAMMETRIC PROCESS BY:  
**AMERICAN AIR SURVEYS, INC. PITTSBURGH, PA.** DATE: NOVEMBER  
 MAP DELINEATION BY:  
**GRAPHIC MAP COMPANY, NEWBURGH, N.Y.** DATE: SEPTEMBER



216 West Road (Route 83)  
 Ellington, CT 06029  
 860-871-1048 (Fax) 860-871-1117  
 www.kloterfarms.com

PO #:  
 Order Date:  
 Due Date:

Order Number: 164355

Page: Page 1 of 1

Customer P.O. Number:  
 Order Date: 3/20/21  
 Scheduled Delivery Date: 5/19/21  
 Est. Customer Pickup Date:  
 Customer Pickup Status: NA  
 Doors On: Toward Cab  
 Salesperson: PAUL R.

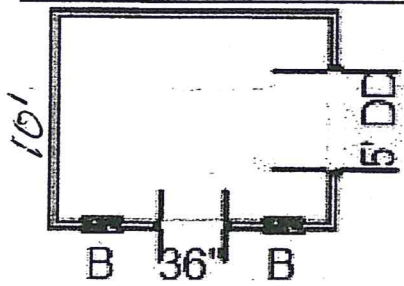
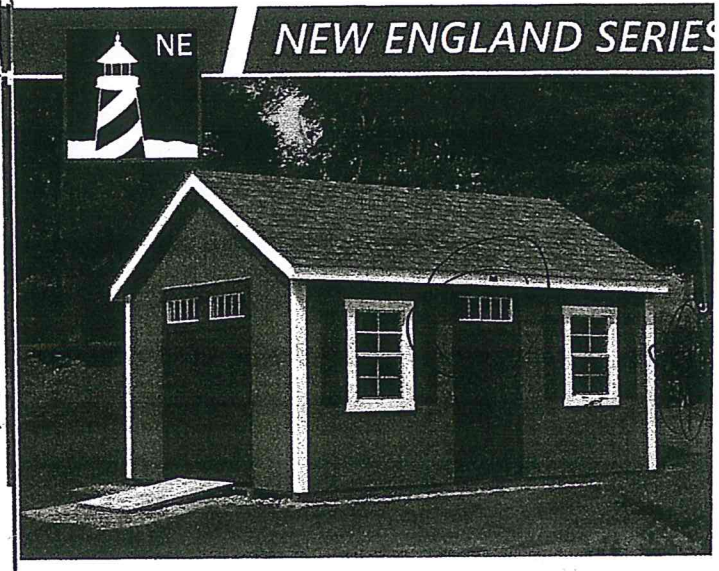
Deliver To: Elaine & Martin Zahara  
 91 Shortwoods Road  
 New Fairfield, CT 06812

Mailing Address: (If Different)

Phone: (203) 746-2043 Ext. Home

Phone: (203) 788-7478 E

Qty	Description
1	10' x 12' T-III New England Cape Storage Building
1	Buckskin DuraTemp T-111 Siding (3347)
1	Buckskin Trim
1	Brown Vinyl Shutters with Boxed Window Trim Not a 12' or 14' Long
1	Buckskin Door with T-Handle
120	Earthtone Cedar 30 Year Architectural Shingles
2	'B' Windows [Brown] 18"Wx27"H Aluminum D/H Standard Location
1	Standard Double Door Right gable
1	Extra 'T' Window (Brown) Transom Window In single
1	Extra New England Style Single Door Front center
1	"March Makeover Sale" 3/15/21-3/27/21
1	4' P.T. Ramp



NOTES:

Quotes/Orders - Quotes are based on the current sale price the day it was created. A \$250 deposit will hold the current price for 15 days. A 25% deposit will hold the sale price for 90 days. A 50% deposit is required to set a delivery date. Changes can be made up until the point where a delivery date has been set. Once the delivery date has been set, construction will begin, and no additional changes can be made. All TBD items must be defined before a delivery date is set. A restocking fee may apply up to the full amount of the deposit, if a building is cancelled once construction has begun.

Site built Garages - A \$500.00 deposit is required to generate an initial site visit by one of our Project Managers. The customer needs to talk to their Zoning department prior to that visit to be aware of any town imposed restrictions or limitations. Additional deposits for drawings and a typical payment schedule will be discussed during the site visit. Site built garages are typically a 4-6 month process. Prices can change due to unusual market conditions. Our project manager will review that possibility on his visit.

CUSTOMER AGREES WITH THIS ORDER AS WRITTEN AND ASSUMES FULL RESPONSIBILITY FOR THEIR PROPERTY DURNING DELIVERY. NO CHANGES CAN BE MADE TO THIS ORDER ONCE A DELIVERY DATE IS SET.

**CUSTOMER APPROVAL**

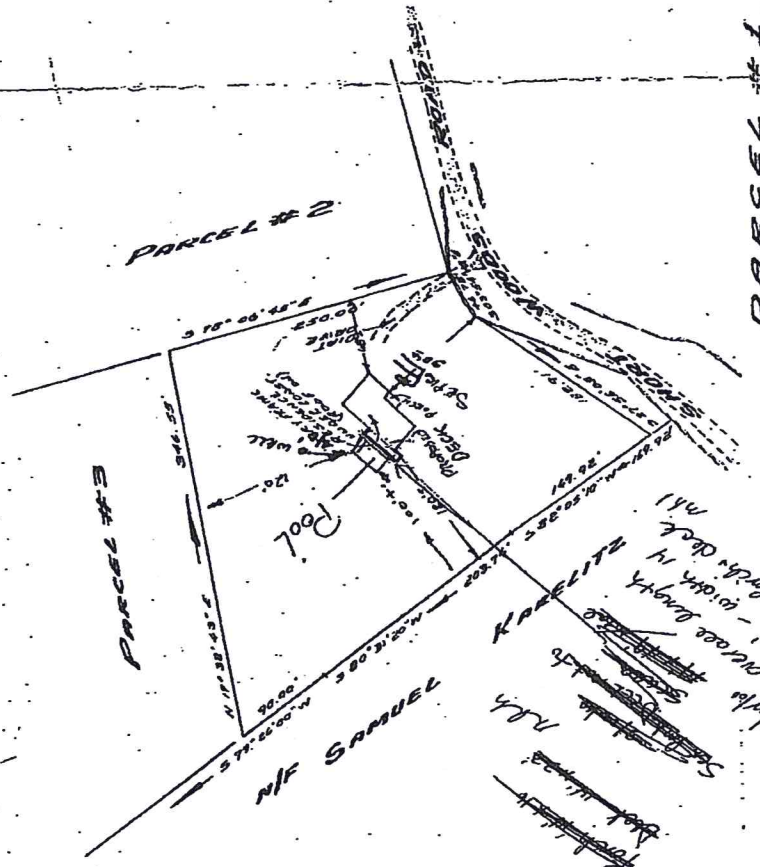
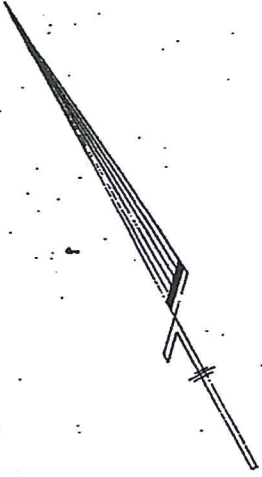
Thank you for Choosing Kloter Farms

Delivery Charge	\$0.00
Subtotal	\$4,904.50
Sales Tax-CT	\$311.45
Customer Letter	\$0.00
Wide Load Permits	\$25.00
TOTAL	\$5,240.95
Deposit 3/20/2021 VISA-YARD	\$-2,600.00
Balance Due	\$2,640.95
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	

Payment Info: POD

1 of 4

Building Dept. Map  
A-2 Survey Map



I hereby certify to shown bearings same.  
that this survey and the measurements shown hereon  
are substantially correct; that the title lines and  
lines of actual possession are the same; that the  
buildings are located as shown and do not encroach  
over and upon the street, title, or building lines;  
that there are no violations of zoning ordinances,  
restrictions or other rules and regulations with  
reference to the location of said buildings, and that  
there are no easements or encroachments affecting this  
property apparent from a careful physical inspection  
of the same, other than those shown and depicted hereon.

MAP 14 BOOK 2 LOT 41

ALL SURVEYS MADE FOR THE MAP AND  
FOR THE PURPOSES OF THIS MAP ARE CORRECT BEAR THE  
APPROPRIATE SCALE. THE SURVEYOR'S SIGNATURE APPEAR  
HEREON.

PARCEL #1 20051  
MAP  
PREPARED FOR  
FILE COPY

MARTIN S. & ELAINE C. ZAHARA  
NEW FAIRFIELD - CONNECTICUT  
AREA = 2.048 ACRES

THE OFFICE OF DAVID L. RYAN  
SALAMAR DRIVE  
BETHEL, CT 06716  
CERTIFIED SUBSTANTIALLY CORRECT  
CLASS AS SURVEY DATE DEC. 16, 1974  
BY: David L. Ryan  
DAVID L. RYAN L.S.# 8175

REFERENCE IS HEREBY  
MADE TO MAP A-2074  
ON FILE IN THE TOWN  
CLERK'S OFFICE.

NOTES: THE OCCASION SOMEWHERE TO BOUNDARY LINES  
MAY NOT BE USED TO ESTABLISH SAME UNLESS  
OTHERWISE NOTED.

SCALE 1" = 100'