

APPLICATION OR APEAL#: 15-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Keith Marsh
Mailing Address: 44 Possum Drive
New Fairfield, CT 06812 Phone#: 203-482-2562
Email: K.MARSH-2001@YAHOO.COM

2) Premises located at: 44 Possum Drive on the (N E W) side of the street
at approx. 300 feet (N S E W) from Sherry Lane (nearest intersecting road).

3) Property Owner Name: Keith & Karen Marsh

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 24 Block No.: 1 Lot No.: 99

5) Zone in which property is located: _____ Area of Lot: _____

6) Dimensions of Lot: Frontage: 104 Ft Average Depth: 211 Ft

7) Do you have any Right of Ways or Easements on the property? NO

8) Is the property within 500 feet of Danbury, Sherman or New York State? NO

9) Have any previous applications been filed with ZBA on this property? NO

If so, give dates and application numbers: N/A

10) Proposal for which variance is requested: CONSTRUCTION OF A shed
12 Ft wide x 20 Ft long x 13 Ft 7 inches high with
A 20 Ft setback from rear property line.

Hardship: pre-existing, non-conforming, narrow and
shallow lot.

11) Date of Zoning Commission Denial: March 29, 2022

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

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: Rear to:

Side to: Side to:

ZONING BOARD OF APPEALS
APR 16 2022
PROPOSAL

#3

13) Use to be made of property if variance is granted: Storage for lawn
MAINTENANCE AND Beekeeping equipment. AND Deck Furniture.

14) 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: Keith Marsh DATE: 3/14/2022

received
3-14-22

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: March 29, 2022

PROPERTY OWNER: Keith Marsh

PROPERTY ADDRESS: 44 Possum Ridge Road

APPLICANT/AGENT: Keith Marsh

MAILING ADDRESS: 44 Possum Ridge Road

ZONING DISTRICT: R-44 MAP: 24 BLOCK: 1 LOT: 99

Please be advised that the applicant would like to (See Application for Description).

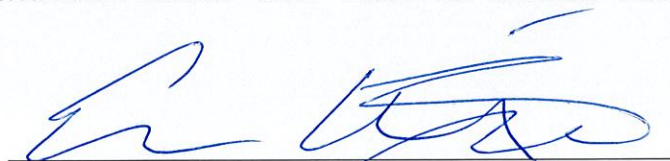
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:
3.0.4-Minor Accessory Buildings and Structures (A+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.

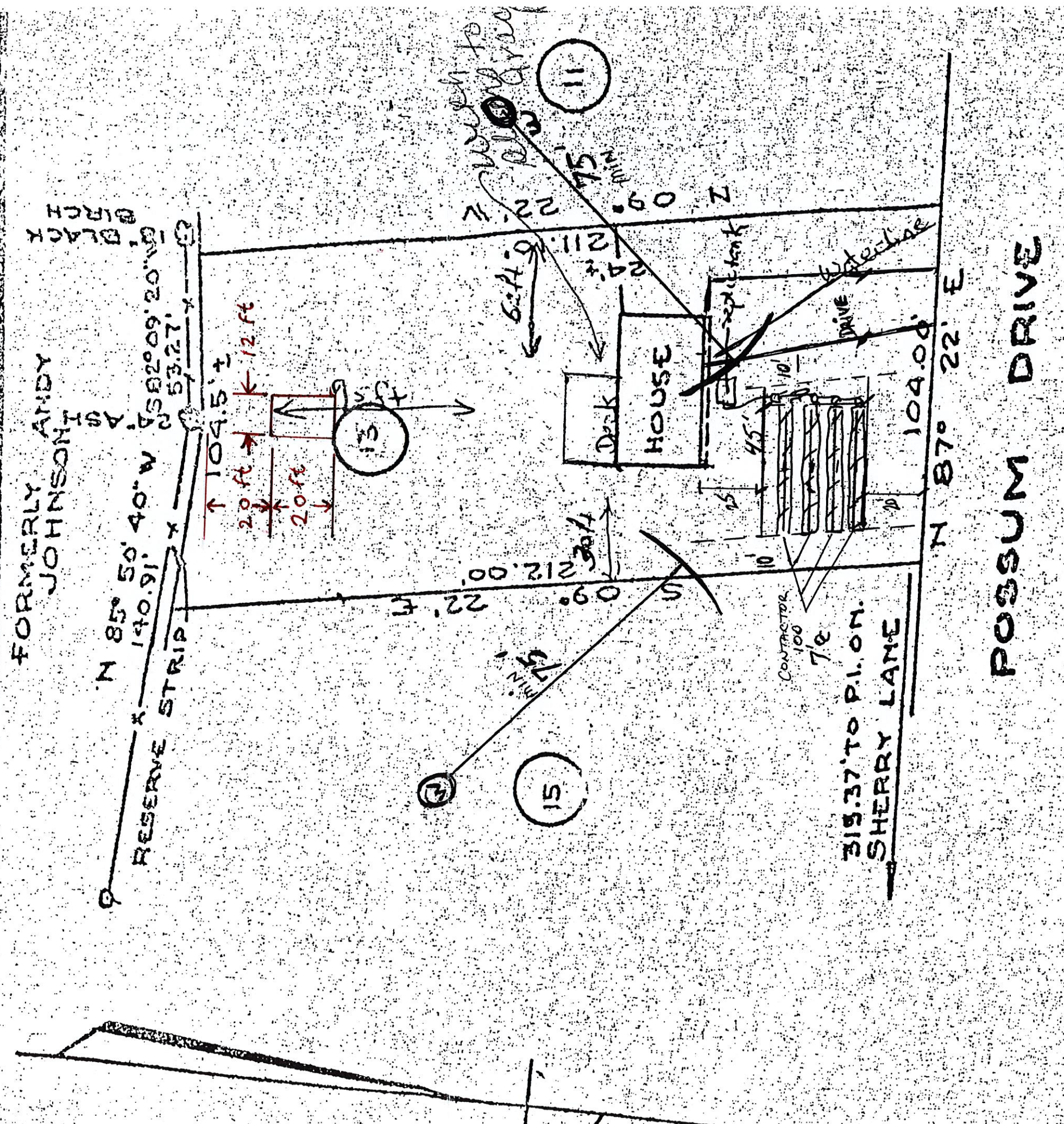

Evan White, Zoning Enforcement Officer
Town of New Fairfield

SCALE: 1" = 30'

THOMAS E. ARKISEWICZ Lic #005941
New 1000 gallon tank
4 rows of contractor 100 each 45
linear feet total 180'
Leaching credit: 660
3 bedroom
Required leaching credit: 495
M.L.S.S.: NOT ACHIEVED

PROPOSAL

received
9/15/09
TRC

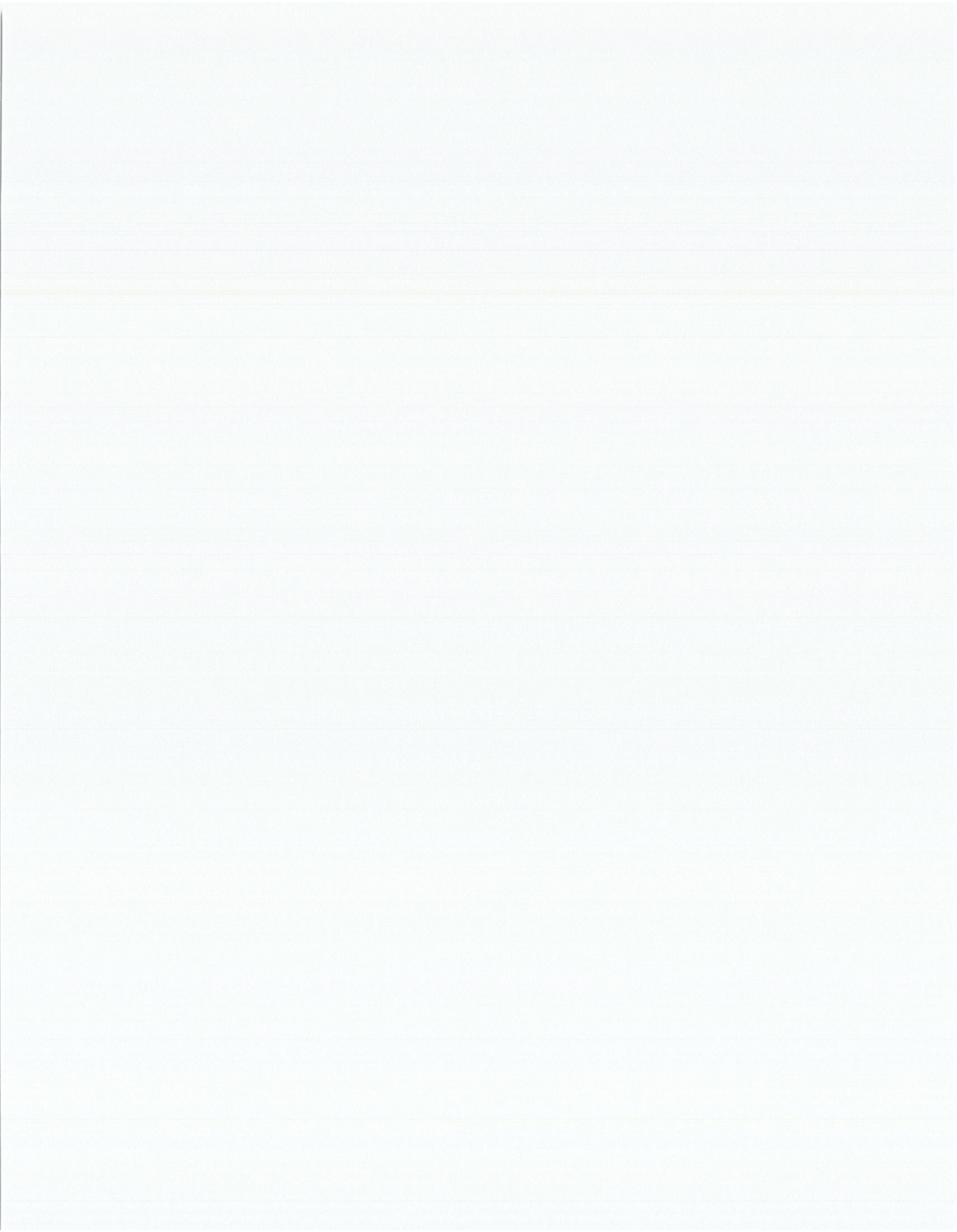


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Map - Block - Lot

24 / 99

PLOT PLAN



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Before you order our kit or begin construction, obtain a building permit. If additional documents are required contact questions@barnkits.com.

