

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: JAMES BLANSFIELD
Mailing Address: 2 High Fields Dr
DANBURY, CT 06811 Phone#: 203-948-6121
Email: Jim@BlansfieldBuilders.com

2) Premises located at: 14 Sunset Trail Rd on the (N S E W) side of the street
at approx. 400 feet (N S E W) from Lake Drive North (nearest intersecting road).

3) Property Owner Name: FRANK + ROSE GENOVESE

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 6 Lot No.: 35+36

5) Zone in which property is located: R-44 Area of Lot: .35 Ac

6) Dimensions of Lot: Frontage: 100 Average Depth: 153'

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: NR

10) Proposal for which variance is requested: Preexisting non conforming narrow
situation lot with significant slope throughout lot

Hardship: Construct 12'x54' Deck
off ~~west~~ west Rear of Existing House

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

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

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

Setbacks Requested: Front to: NR Rear to: 50' to 38.7'
Side to: NR Side to: NR

13) Use to be made of property if variance is granted: Residential

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: [Signature] DATE: 4/6/2022



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: May 24, 2021

PROPERTY OWNER: Frank & Rose Genovese

PROPERTY ADDRESS: 14 Sunset Trail (C.I.)

APPLICANT/AGENT: Jim Blansfield

MAILING ADDRESS: 2 High Fields Drive

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 6 LOT: 35 + 36

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:

3.2.5-Minimum Lot Area & Frontage (A+B)

3.2.6-Minimum Building & Structure Setbacks (C)

3.2.11-Minimum Lot Dimensions

7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B)

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

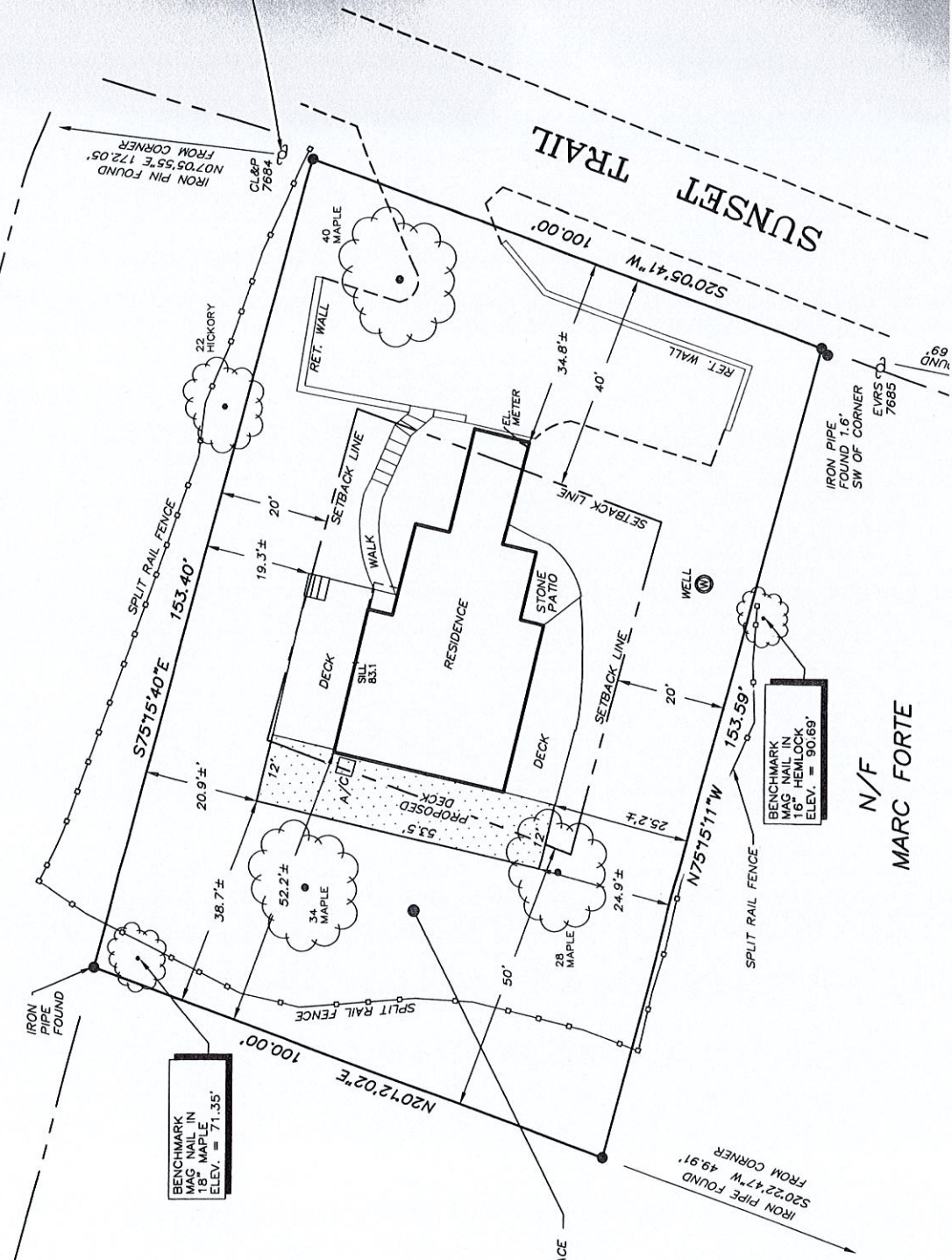
PROPOSED: 9.
 MAXIMUM IN
 PERMITTED: 2
 EXISTING: 24.
 PROPOSED: 21
 INCLUDES PRC

BENCHMARK
 CL&P
 N0705.55°E
 122.05'
 ELEV. = 91

N/F
 DOUGLAS A. JASLOW
 & KAREN L. JASLOW

N/F
 JOHN A. DEPHILLIPS

N/F
 MARC FORTE



APPROXIMATE LOCATION OF SUBSURFACE
 SEWAGE DISPOSAL SYSTEM SHOWN IN
 REAR YARD ON TOWN RECORDS. NO
 AS-BUILT FOUND.

ED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH
 20-300b-10 OF THE CONNECITCUT STATE AGENCIES - "MINIMUM
 MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY
 OF LAND SURVEYORS, INC. 9/26/96. IT IS A ZONING
 DEPENDENT RESURVEY SURVEY CONFORMING TO CLASS
 "D" TO BE USED FOR BUILDING PERMIT PURPOSES.
 15-6-35 IN THE ASSESSORS OFFICE.
 1" ZONE.

ES