

APPLICATION OR APEAL#: 31-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Cleon & Tinamarie Dawes
Mailing Address: 4 Sherry Lane
New Fairfield, CT 06824 Phone#: 203-746-1004 & 203-917-5478
Email: cleondawes@yahoo.com

2) Premises located at: 4 Sherry Lane on the (N S E W) W side of the street
at approx. 150' feet (N S E W) from Possum & Sherry Lane (nearest intersecting road).

3) Property Owner Name: Cleon & Tinamarie Dawes
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 24 Block No.: 1 Lot No.: 95

5) Zone in which property is located: R-44 Area of Lot: .5939 Acres / 25,871 SQFT

6) Dimensions of Lot: Frontage: 126.60' Average Depth: 190'

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: proposing deck extension
10x24 & 8x12 of westerly side of house (rear)

Hardship: pre existing note confirming narrow lot with
decent slope towards westerly rear portion of property.

11) Date of Zoning Commission Denial: May 17, 2022

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

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

Setbacks Requested: Front to: 119.7' Rear to: 32'
Side to: 36.6' Side to: 23.9'

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: Cleon Dawes DATE: 5/17/22



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: May 24, 2021

PROPERTY OWNER: Cleon & Tinamarie Dawes

PROPERTY ADDRESS: 4 Sherry Lane

APPLICANT/AGENT: Cleon & Tinamarie Dawes

MAILING ADDRESS: 4 Sherry Lane

ZONING DISTRICT: R-44 MAP: 24 BLOCK: 1 LOT:95

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

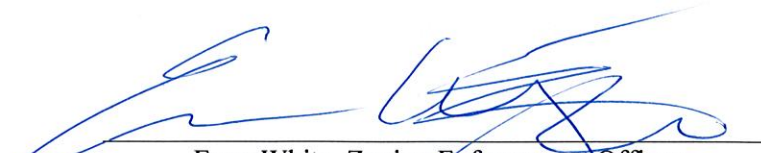
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

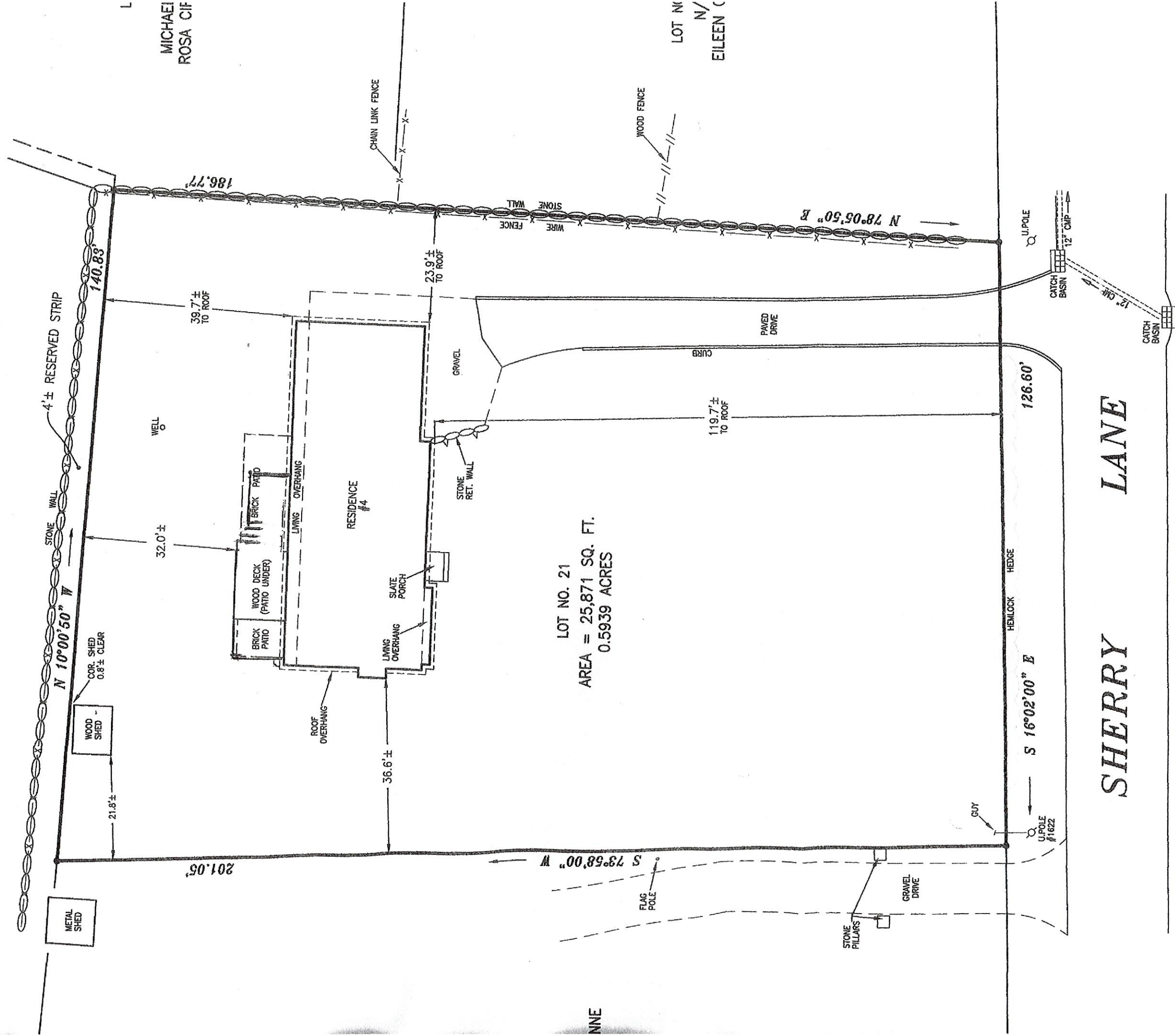
7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B)

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



MICHAEL
ROSA CIF

LOT NO
N/
EILEEN C

LOT NO. 21
AREA = 25,871 SQ. FT.
0.5939 ACRES

SHERRY LANE

PROPERTY SURVEY

PREPARED FOR

CLEON A. & TINAMARIE B. DAWES

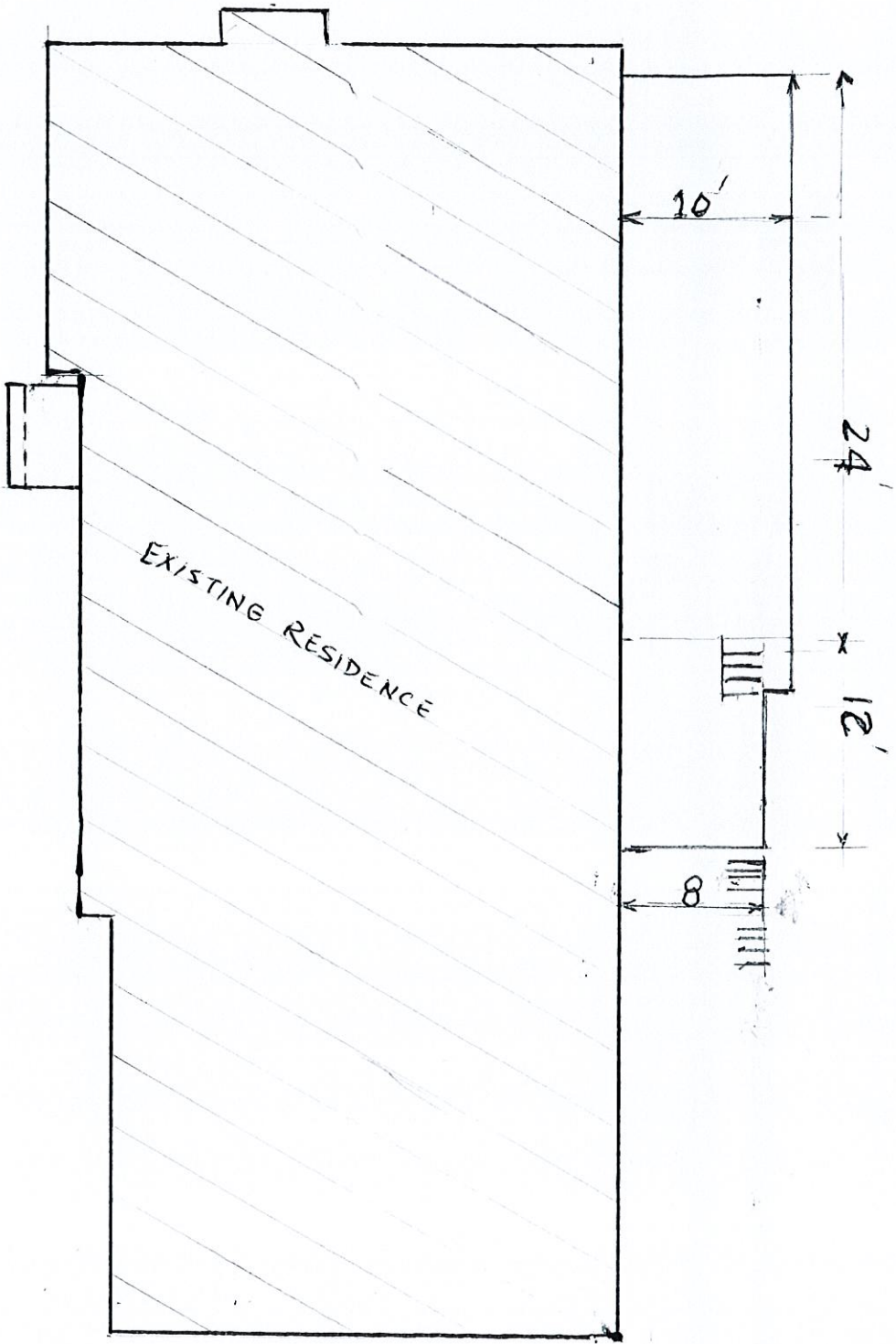
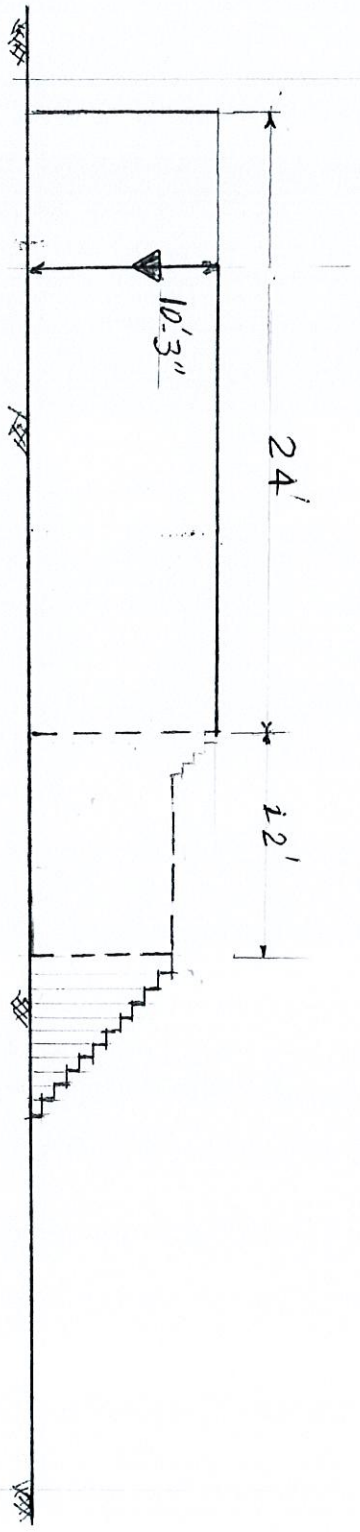
4 SHERRY LANE

TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.

OCT. 30, 2008
REVISED NOV. 24, 2008

SCALE: 1" = 20'

THIS SURVEY
ACCORDANCE
20-300b-20
CONNECTICUT
STANDARDS FC
STATE OF CON



SCALE 1" = 10'

Deck

Lot 21 4 Sherry Lane, New Fairfield, CT