

APPLICATION OR APEAL#: 39-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: RICHARD AND YVETTE HOLZMAIER
Mailing Address: 45 KNOLLCREST ROAD
NEW FAIRFIELD CT Phone#: 516-982-5377
Email: _____

2) Premises located at: 45 Knollcrest Rd on the (N S E W) side of the street
at approx. 500' feet (N S E W) from Knollcrest Rd (nearest intersecting road).

3) Property Owner Name: RICHARD + YVETTE HOLZMAIER
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 86.2

5) Zone in which property is located: R-44 Area of Lot: .45 AC

6) Dimensions of Lot: Frontage: 200' Average Depth: 100'

7) Do you have any Right of Ways or Easements on the property? _____

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: _____

10) Proposal for which variance is requested: Property is Non-Containing
FOR INSTALLATION OF A SHED

Hardship: Pre-Existing Non-Containing SHALLOW,
Narrow Lot

* 11) Date of Zoning Commission Denial: July 20, 2000

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

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

Setbacks Requested: Front to: _____ Rear to: 0'
Side to: _____ Side to: 0'



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: 3/19/2022



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: July 26, 2022

PROPERTY OWNER: Richard & Yvette Holzmaier

PROPERTY ADDRESS: 45 Knolls Road

APPLICANT/AGENT: Richard & Yvette Holzmaier

MAILING ADDRESS: 45 Knolls Road

ZONING DISTRICT: R-44 **MAP:** 10 **BLOCK:** 3 **LOT:** 86.2

Please be advised that the applicant would like to (See Noncompliance).

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

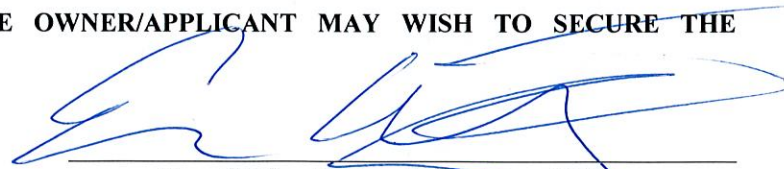
Sections:

3.0.4-Minor Accessory Buildings and Structures (A-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



(/)

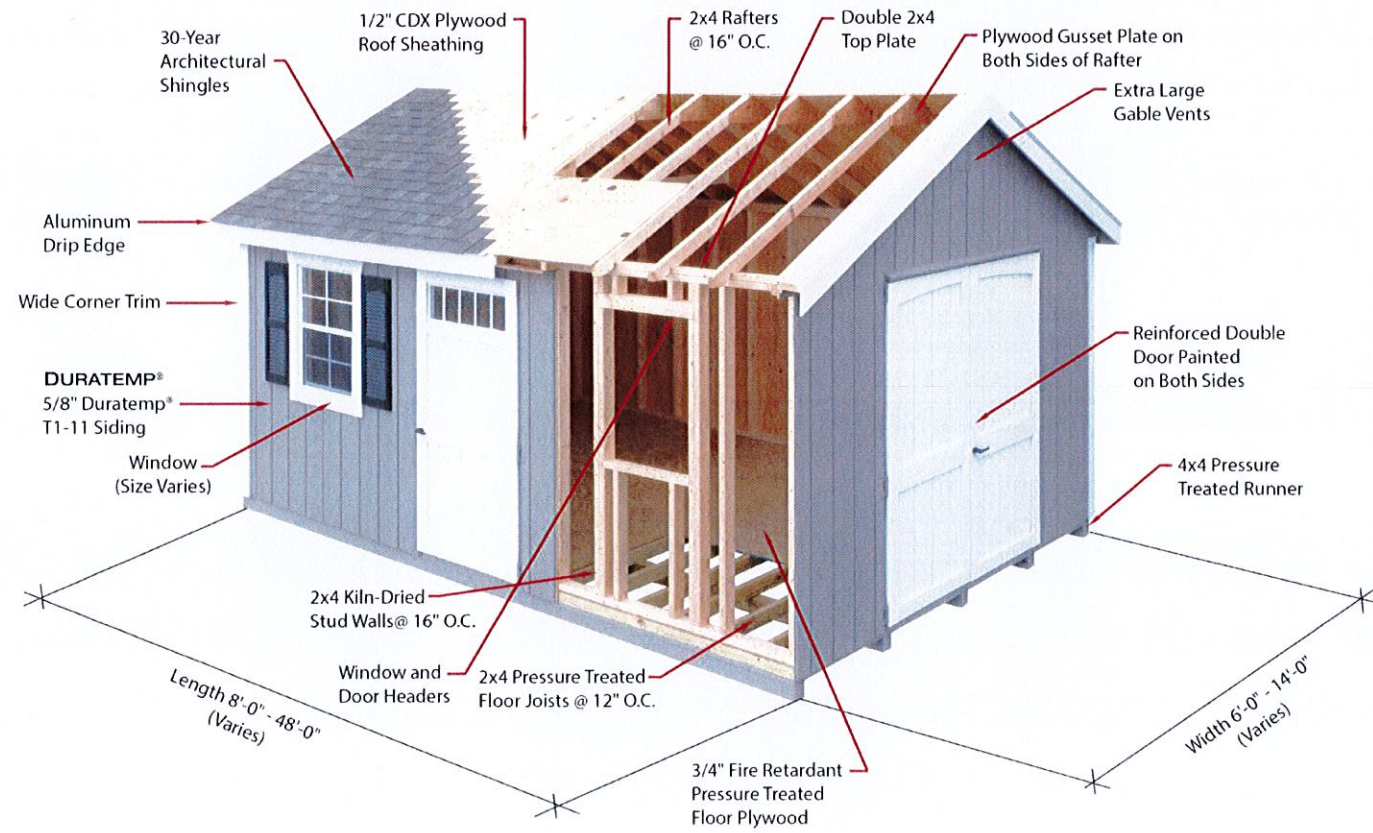
Store Locations (/about-us/showcase-locations) 1-800-628-BARN (tel:1-800-628-2276)

Post & Beam (/structures/post-and-beam-barns)

Garages (/structures/custom-garages)

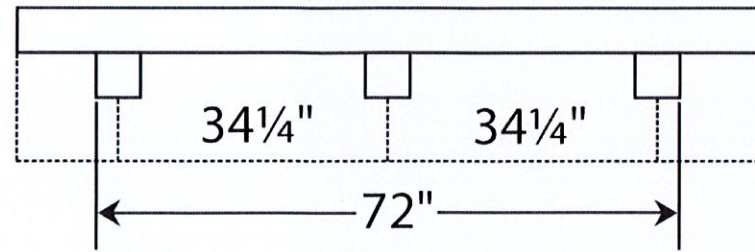
Sheds (/structures/sheds) Sale! (/sale)

Storage Building Construction

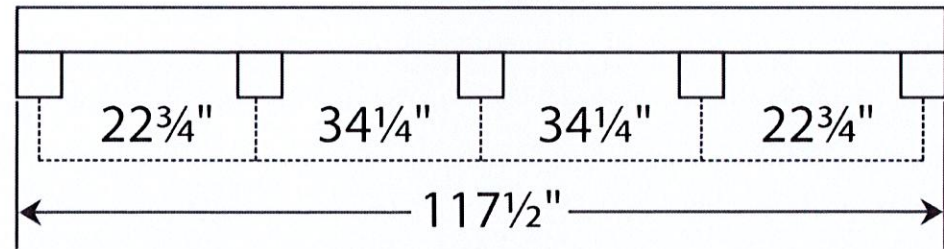


4x4 Runner Spacing

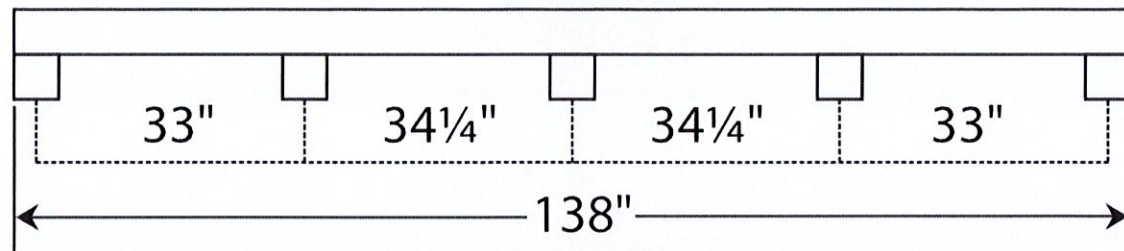
8' WIDE



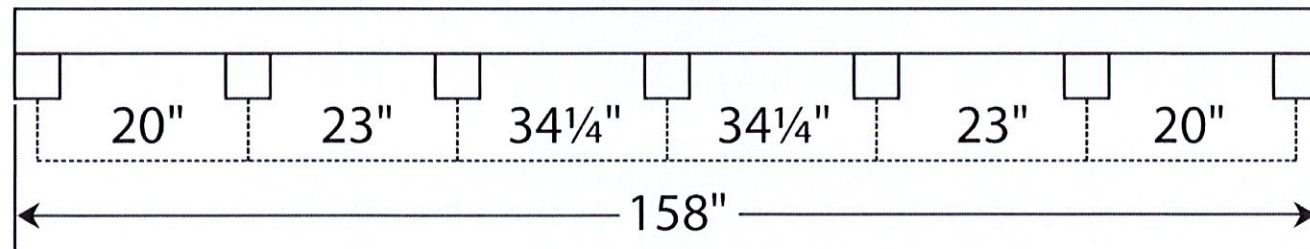
10' WIDE



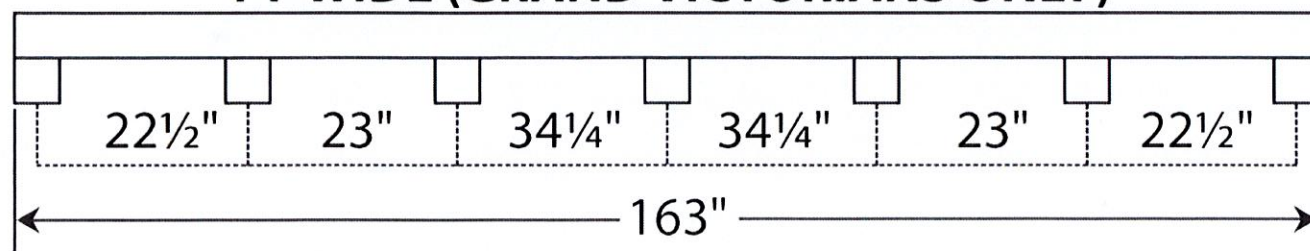
12' WIDE



14' WIDE



14' WIDE (GRAND VICTORIANS ONLY)



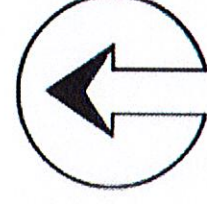


7/11/2022 10:25:39 AM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



Tighe & Bond

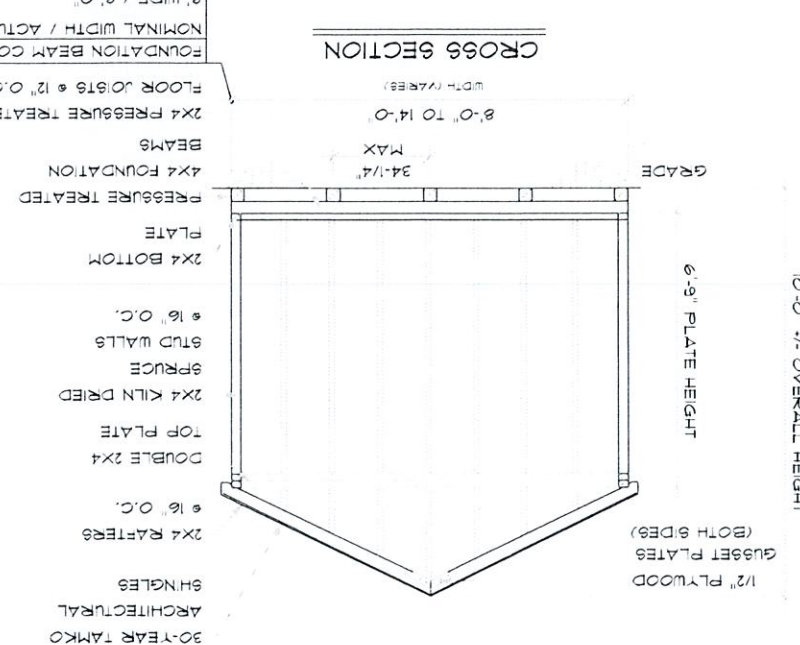
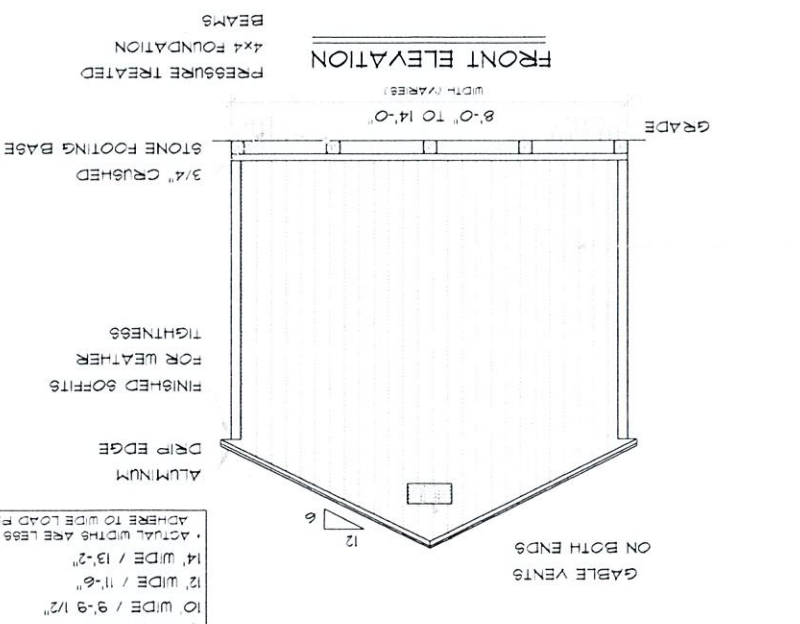
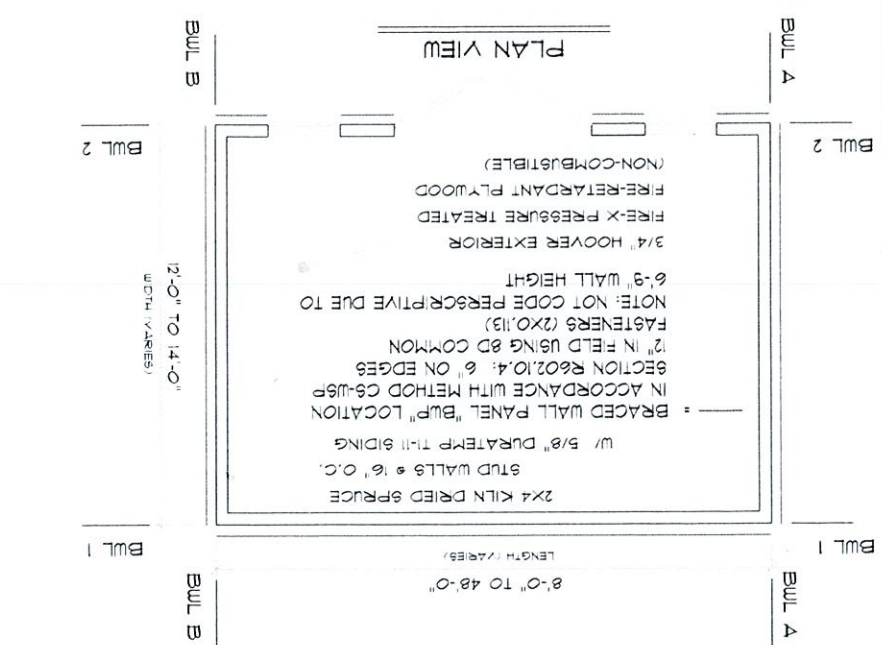
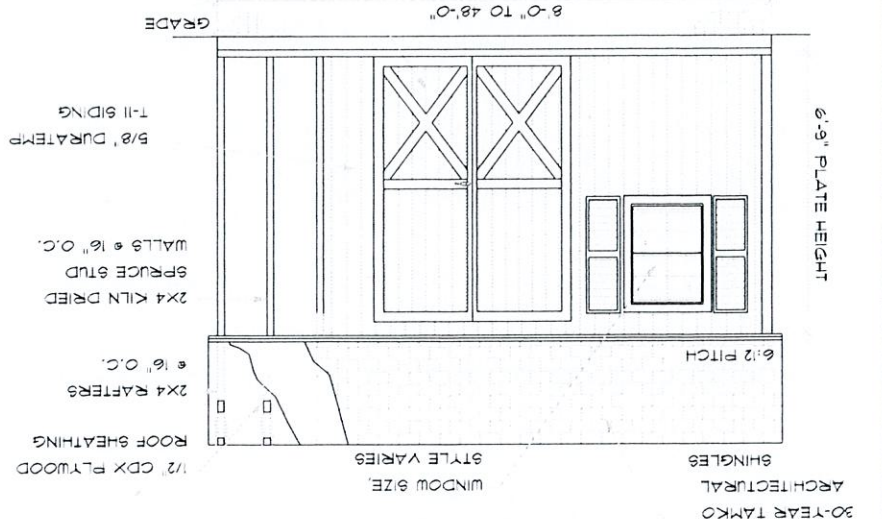
CAPE STORAGE BUILDING

THE BARN YARD CONTRACTOR LICENSES
 (CT) #558916, (RI) #23105, (MA) H.L.C. #121550
 (MA) C.S. #88915, (NY) WC-26545H14 & PC-6146

Warning: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed Professional Engineer, to alter this item in any way.

STANDARD FEATURES:
 BASE: 4x4 PRESSURE-TREATED BEAMS
 FLOOR FRAMING: 2x4 PRESSURE-TREATED JOISTS 12" O.C.
 FLOORING: 3/4" HOOPER EXTERIOR FLEX PRESSURE TREATED FIRE-RETARDANT PLYWOOD
 DOORS: HEAVY-DUTY, REINFORCED AND PAINTED
 ROOFING: 30-YEAR TAMKO SHINGLES
 SIDING: 5/8" DURATEMP T111 OR VINYL
 FLOOR DESIGN MEETS REQUIREMENTS OF SECTION R301.5 FLOOR SYSTEM WILL SUPPORT 1000 LB LOAD APPLIED OVER A 20 SQUARE INCH AREA
 THIS STORAGE BUILDING IS DESIGNED TO BE PLACED ON 6" DEEP 3/4" CRUSHED STONE BASE
 ROBUST PROTECTION NOT REQUIRED UP TO 600 SQUARE FEET PER IRC SECTION R403.1.4.1

STANDARD FEATURES CONT:
 JACKS & HEADERS ABOVE DOORS & WINDOWS PER CODE
 REINFORCED DOUBLE DOORS
 PAINTED ON BOTH SIDES
 NOTE: LENGTH VARIES



EVERETT W. SKINNER IV
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 NO. 11907

EVERETT W. SKINNER IV
 REGISTERED PROFESSIONAL ENGINEER
 LICENSED
 NO. 30034

EVERETT W. SKINNER IV
 REGISTERED PROFESSIONAL ENGINEER
 LICENSED
 NO. 1402724

EVERETT W. SKINNER IV
 REGISTERED PROFESSIONAL ENGINEER
 LICENSED
 NO. 96964

EVERETT W. SKINNER IV
 REGISTERED PROFESSIONAL ENGINEER
 LICENSED
 NO. 145274

EVERETT W. SKINNER IV
 REGISTERED PROFESSIONAL ENGINEER
 LICENSED
 NO. 354000

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