

APPLICATION OR APEAL#: 46-27

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Kevin Hearty
Mailing Address: 22 Fox Hollow Rd
Phone#: 203 240 5963
Email: Kevin.hearty@ncps-ki2.org

2) Premises located at: 4 Brush Hill Road on the (N S E W) W side of the street
at approx. 200' feet (N S E W) from Butternut (nearest intersecting road).

3) Property Owner Name: Town of New Fairfield
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 24 Block No.: 18 Lot No.: 2-4

5) Zone in which property is located: R-88 Area of Lot: 5.02 ac

6) Dimensions of Lot: Frontage: 800' F Average Depth: 240'

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

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? None
If so, give dates and application numbers: N/A

*10) Proposal for which variance is requested: Construct/Prefab 20x20 standard storage shed - for the capacity use for Girls Softball (currently no storage facility capacity at site)

*Hardship: Pre-existing minor accessory structure (Public Utility Water Shed) takes up or uses most capacity of building footprint allowed.
11) Date of Zoning Commission Denial: 10/25/22
12) Variance(s) Requested: USE DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: N/A Rear to: N/A
Side to: N/A Side to: N/A

13) Use to be made of property if variance is granted: Girls & Womens Youth Softball

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: (#2)

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 10/13/22



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: October 25, 2022

PROPERTY OWNER: Town of New Fairfield

PROPERTY ADDRESS: 4 Brush Hill Road

APPLICANT/AGENT: Coach Kevin Hearty

MAILING ADDRESS: 22 Fox Hollow Road

ZONING DISTRICT: B/C (Business/Commercial) **MAP:** 24 **BLOCK:**18 **LOT:**2-4

Please be advised that the applicant would like (See Application Proposal).

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 Building & Structures (A, B, D, E, F, G)

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.



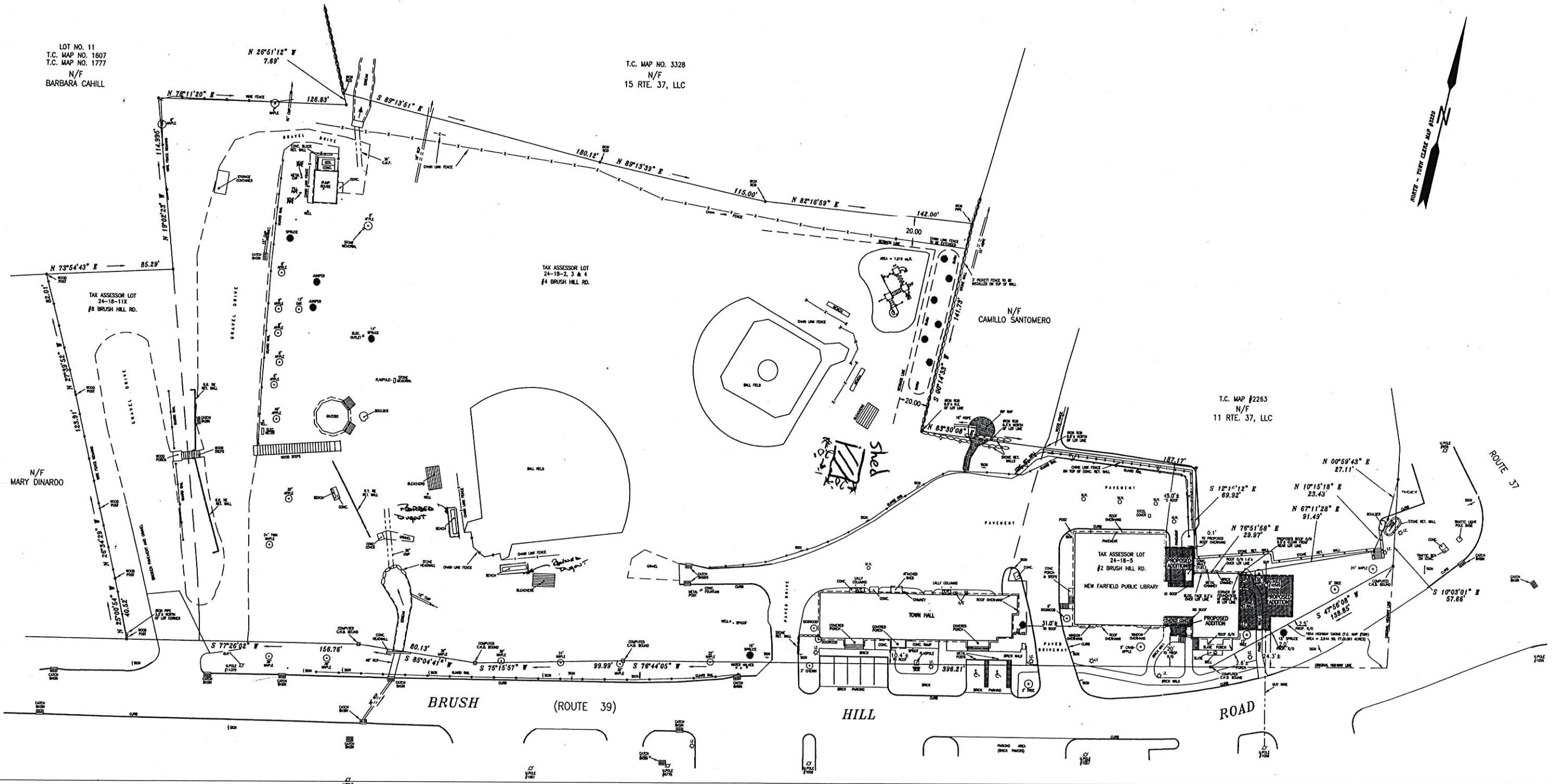
Evan White, Zoning Enforcement Officer
Town of New Fairfield

LOT NO. 11
T.C. MAP NO. 1607
T.C. MAP NO. 1777
N/F
BARBARA CAHILL

T.C. MAP NO. 3328
N/F
15 RTE. 37, LLC

TAX ASSESSOR LOT
24-18-2, 3 & 4
#4 BRUSH HILL RD.

T.C. MAP #2263
N/F
11 RTE. 37, LLC



NOTES:

- 1) REFERENCE MADE TO TOWN CLERK MAP NOS. 258, 589, 786, 865, 1607, 2263, 3328 OF THE NEW FAIRFIELD LAND RECORDS.
- 2) REFERENCE MADE TO A CERTAIN MAP PREPARED FOR NEW FAIRFIELD PUBLIC LIBRARY, BY THIS OFFICE, DATED 7/15/07.
- 3) REFERENCE MADE TO CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP #90-03 SHEET NO. 1 AND MAP #90-14 SHEET NO. 2A.
- 4) ALL MONUMENTATION FOUND OR SET DEPICTED HEREON.
- 5) SUBSURFACE UTILITIES ARE NOT DEPICTED HEREON.
- 6) LOT COVERAGE INCLUDING PROPOSED ADDITIONS = 0.055X

PROPERTY SURVEY
PREPARED FOR
TOWN OF NEW FAIRFIELD
2 - 8 BRUSH HILL ROAD (RTE. 39)
TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.
OCT. 25, 2007 SCALE: 1" = 30'

AREA = 217,869 SQ. FT.
5.002 ACRES

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-95 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.

THIS SURVEY CONFORMS TO CLASS A-2 MAP.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF
PAUL A. HIRO, P.C.
35 DANBURY ROAD NEW MILFORD, CT.





Live Chat

Product Dimensions	17 Sizes Offered - See options
Weight	1474 lbs
Siding & Framing Material	Wood Siding on Wood Frame
Floor Kit	Treated 2x4's 16" (OC) for base; 4x8x5/8 OSB Flooring
Shipping	Free Shipping
Shipping Regions	Ships to USA excluding Hawaii and Alaska
Condition	New

Description

The 6' Value Gable Shed is a precut Do-it-Yourself kit built by skilled Amish craftsmen. This Gable Shed is the classic shed design with double doors on the end wall and 6 foot side walls making plenty of room for storing lawn tractors and other equipment.

Amish Wood Value Gable Shed includes:

- Smartside siding with a (5 yr. 50 warranty)
- 2x4 for wall framing 24" on center OC
- 2x4 for trusses 24" on center (OC)
- 6' High front and back walls
- Straight trim (high quality composite material)
- 4' Double door on 8' wide buildings truss width (4'x6' opening)
- 5' Double door on 10' and 12' wide buildings truss width (5'x6' opening)
- Swivel door latch
- Aluminum corner trim
- Trim and siding is 98% pre-primed
- Fasteners included
- Link to excellent downloadable online manual with color pictures
- Everything is precut and ready to assemble

Customer Provides:

- Shingles
 - Drip Edge
 - Paint
- Above items can easily be purchased at a local store

Shipping:

Ships via common carrier

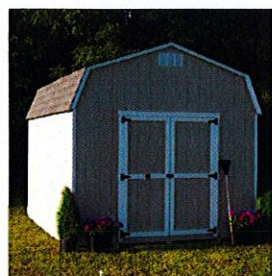
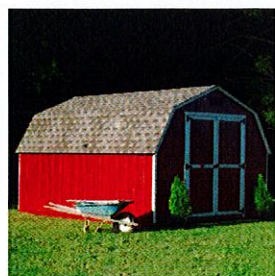
[Shipping](#) >

[Site Prep](#) >

[Questions?](#) >

[Reviews \(1\)](#) >

RELATED PRODUCTS



[Amish Value Workshop Shed Precut Kit](#)

[Amish Classic Workshop Shed Panelized Kit](#)

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