

APPLICATION OR APEAL#: 47-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Deborah Boxer Minchin  
Mailing Address: 19 WOODS RD  
New Fairfield Ct Phone#: 914 772 1496  
Email: deborah.minchin@gmail.com

2) Premises located at: EAST on the (N S E W) side of the street  
at approx. 3000' feet (N S E W) from RIDGE RD (nearest intersecting road).

3) Property Owner Name: DEBORAH BOXER MINCHIN

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 45 Block No.: 1 Lot No.: 1+2.1

5) Zone in which property is located: R-44 Area of Lot: .334 acre

6) Dimensions of Lot: Frontage: 74' Average Depth: 154'

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? YES

If so, give dates and application numbers: 9/7/89 - N-322

10) Proposal for which variance is requested: DETACHED GARAGE; PROPANE TANK (LP-120)  
AND GAS FIREPLACE "INSERT" (MAJESTIC RUBY-35)

Hardship: PRE EXISTING NON CONFORMING SHALLOW LOT WITH SEVERE SLOPE  
THROUGHOUT AND SIGNIFICANT LEDGE

11) Date of Zoning Commission Denial: 10/25/22

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

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

GARAGE:  
Setbacks Requested: Front to: 7' Rear to: -  
Side to: 4' Side to: -

PROPANE: SIDE TO 7'

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: Deborah Boxer Minchin DATE: 10/13/2022

#3

received  
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: Deborah Boxer Minchin**

**PROPERTY ADDRESS: 19 Woods Road**

**APPLICANT/AGENT: Deborah Boxer Minchin**

**MAILING ADDRESS: 19 Woods Road**

**ZONING DISTRICT: R-44    MAP:45    BLOCK: 1    LOT: 1+**

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:

3.0.5-Private Permanent Detached Garage

3.0.10 Mechanical Equipment

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

3.2.6-Minimum Building & Structure Setbacks (A+B)

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surface

3.2.11-Minimum Lot Dimensions

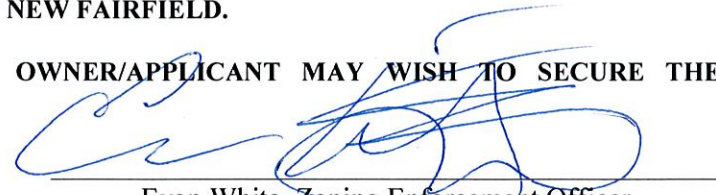
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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.**

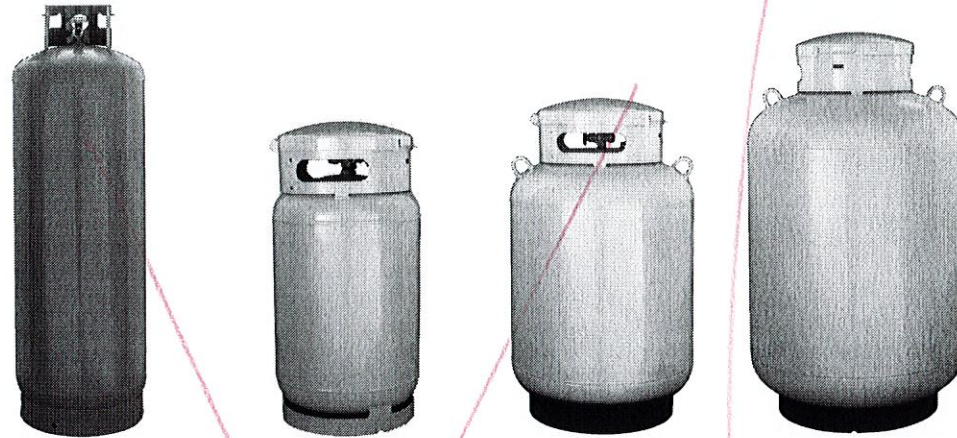
**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**



Evan White, Zoning Enforcement Officer  
Town of New Fairfield

LPG

SYSTEM



SPECIFICATIONS

STANDARD

MODEL/SIZE (LBS)	100	100 SQUAT	200	420
HEIGHT (IN)	50	35	40	52
LPG CAPACITY (GAL)	23.6	23.6	47.2	99.1
WATER CAPACITY (LBS)	239	239	474	1,000
MWAP* (PSIG)	250	250	250	250
CYLINDER DIAMETER (IN)	14.5	18	24	30
CYLINDER VOLUME (CU. IN)	6,629	6,629	13,120	27,680
COLLAR DIAMETER (IN)	11.4	16	16	16
COLLAR HEIGHT (IN)	6.4	6.9	6.9	6.9
FOOTRING DIAMETER (IN)	14.5	16.6	19	22
VALVE	CGA-510 NO OPD	CGA-510 NO OPD	CGA-510 NO OPD	CGA-510 NO OPD
STANDARD SPECIFICATION	ASME	ASME	ASME	ASME

METRIC

MODEL/SIZE (LBS)	100	100 SQUAT	200	420
HEIGHT (MM)	1,270	889	1,016	1,321
LPG CAPACITY (L)	86.7	86.7	172	360
WATER CAPACITY (KG)	108.4	108.4	215	450
MWAP* (BAR)	17	17	17	17
CYLINDER DIAMETER (MM)	369	457	610	762
CYLINDER VOLUME (L)	108.7	108.7	215	450
COLLAR DIAMETER (MM)	290	406	406	406
COLLAR HEIGHT (MM)	163	175	175	175
FOOTRING DIAMETER (MM)	368	422	483	559
VALVE	CGA-510 NO OPD	CGA-510 NO OPD	CGA-510 NO OPD	CGA-510 NO OPD
STANDARD SPECIFICATION	ASME	ASME	ASME	ASME

All dimensions are approximate.

\*MWAP = Maximum allowable working pressure

200 OLD WILSON BRIDGE ROAD  
COLUMBUS, OHIO 43085  
P: 614.438.3013  
F: 614.438.3083

TOLL-FREE: 866.928.2657  
CUSTOMERSERVICE@WORTHINGTONINDUSTRIES.COM  
WORTHINGTONINDUSTRIES.COM

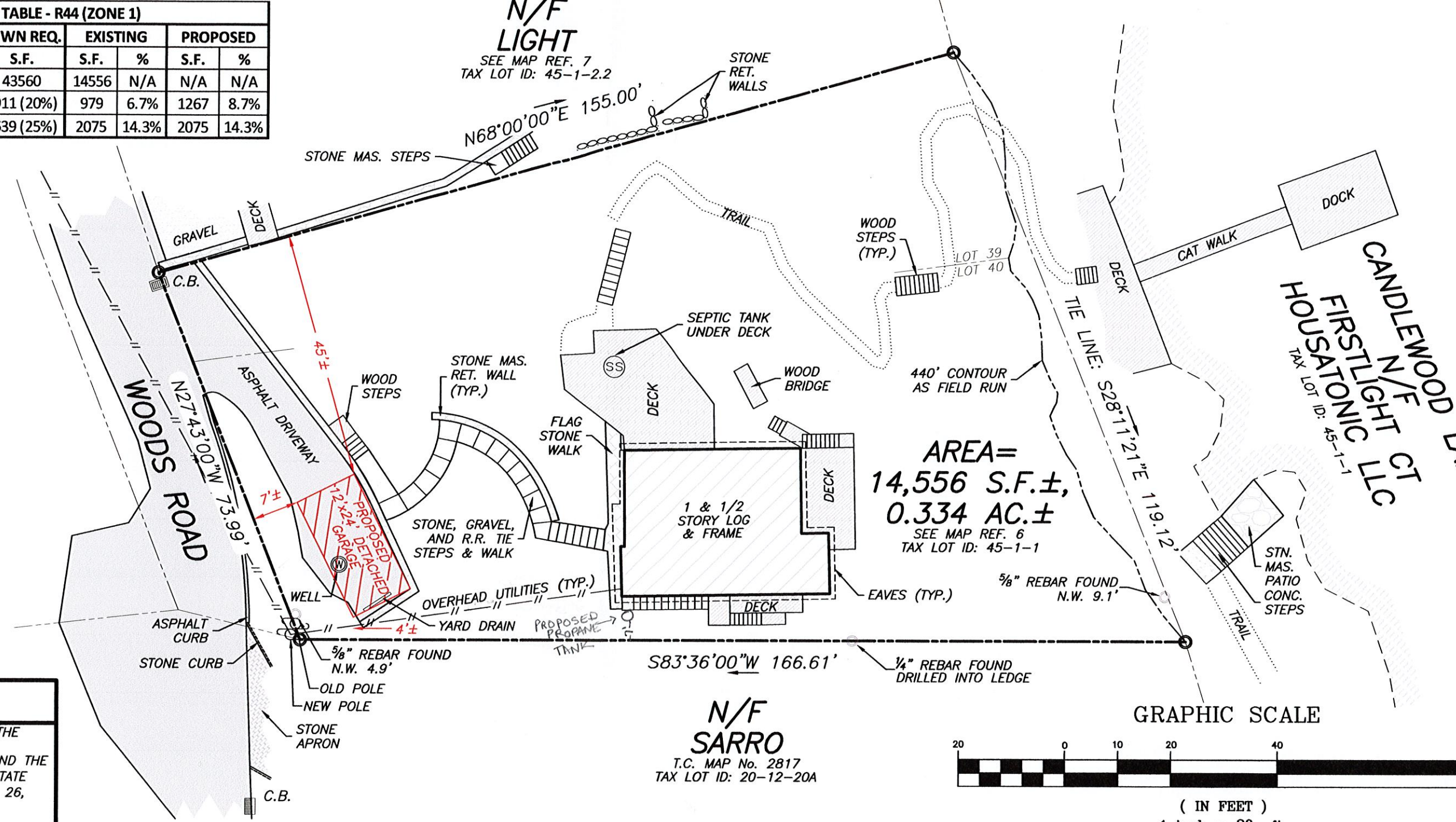
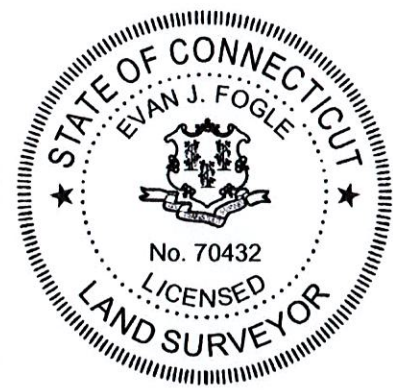


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ZONING TABLE - R44 (ZONE 1)					
DESCRIPTION	TOWN REQ.	EXISTING		PROPOSED	
	S.F.	S.F.	%	S.F.	%
AREA	43560	14556	N/A	N/A	N/A
BUILDING AREA	2911 (20%)	979	6.7%	1267	8.7%
IMPERVIOUS SURFACE	3639 (25%)	2075	14.3%	2075	14.3%

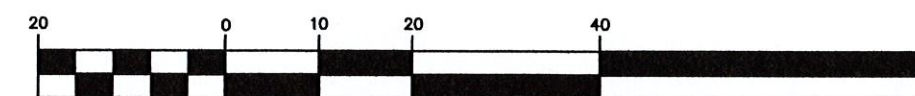
N/F  
LIGHT  
SEE MAP REF. 7  
TAX LOT ID: 45-1-2.2

T.C. MAP 1299



AREA =  
14,556 S.F. ±,  
0.334 AC. ±  
SEE MAP REF. 6  
TAX LOT ID: 45-1-1

N/F  
SARRO  
T.C. MAP No. 2817  
TAX LOT ID: 20-12-20A



( IN FEET )  
1 inch = 20 ft.

**CERTIFICATION**

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A LIMITED BOUNDARY/ZONING LOCATION SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 105, 1299 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Evan J. Fogle*  
EVAN J. FOGLE, P.L.S. OT. LICENSE NO. 70432



**ZONING LOCATION SURVEY**

PREPARED FOR  
**DEBORAH B MINCHIN**

BEING  
**P/O LOT 39 & LOT 40**  
(T.C. MAP No. 105)

ALSO KNOWN AS  
**19 WOODS ROAD**  
SITUATE IN THE

**TOWN OF NEW FAIRFIELD**      **FAIRFIELD CO., CT.**  
**SCALE: 1" = 20'**      **SEPTEMBER 16, 2022**

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**REVISIONS**

DATE	DESCRIPTION	BY

**MAP NOTES**

- THIS SURVEY WAS CONDUCTED ON THE GROUND ON SEPTEMBER 16, 2022.
- PROPERTY LOCATED IN ZONE 1 (R-44) ZONING DISTRICT.
- PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS RECORD.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
- REFERENCES MADE TO TOWN CLERK MAP No. 105, 109, 1299, 1733, 1888, 2817, AS WELL AS BOOK 506 PAGE 577.
- REFERENCES MADE TO MAP ENTITLED "PLOT PLAN FOR DEBORAH BOXER & ELLEN EMORY LOT 40 AND DIVISION LOT 39, SECTION 2, CANDLEWOOD KNOLLS".
- REFERENCES MADE TO MAP PREPARED BY DAVID A. WHITNEY ENTITLED "BOUNDARY PLAN FOR CHARLES BRUCE LAMON 17 WOODS ROAD" DATED OCT. 3 1989.
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.

FIELD PARTY: EF DRAWN BY: EF CHECKED BY: EF

Store: Ellington

Date: 07-29-202

Order: 83374 Deborah Minchilli



### 12x24 Classic Cape Garage

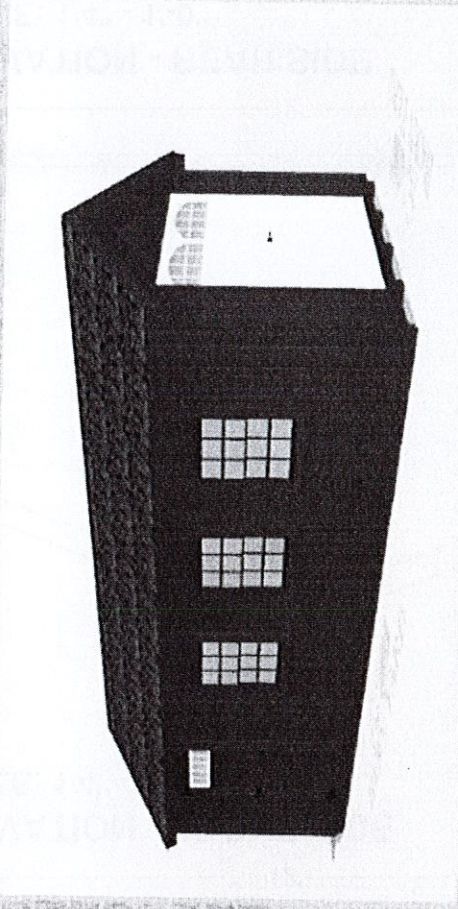
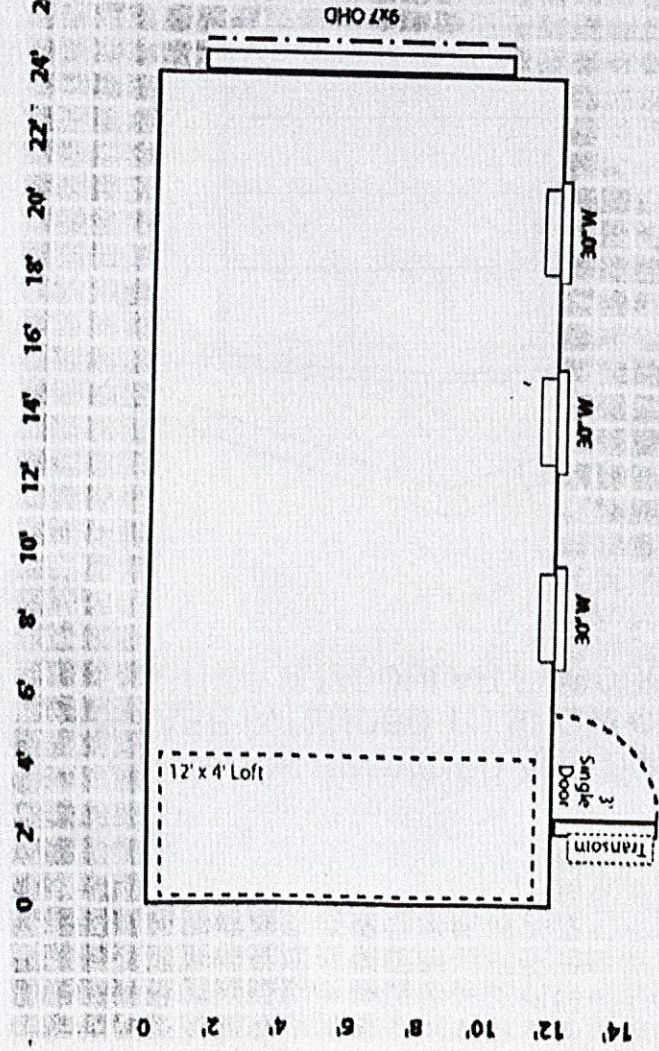
Color: Brown	Siding: Duratemp
Trim: Brown	Roof: Architectural Shingles
Roof: Oxford Gray	Window Style: 30x36 6/6 (3)
Window: Brown	Shutters: 1x3 Trim
1x3 Trim: Brown	Door Size: 3' Single Door (1)
Door: Black	Door Trim: Square
Overhead Door: Black	Overhead door Size: 9' x 7' (1) Carriage with Arched Glass
	Overheader Door Opening: Arched
	Transom Window: 1
	Transom Window Location: In Door (1)
	Pressure Treated Ramp: 8' (1)
	Additional Options: 4' Loft (1), Super Floor 8in O.C. (1)

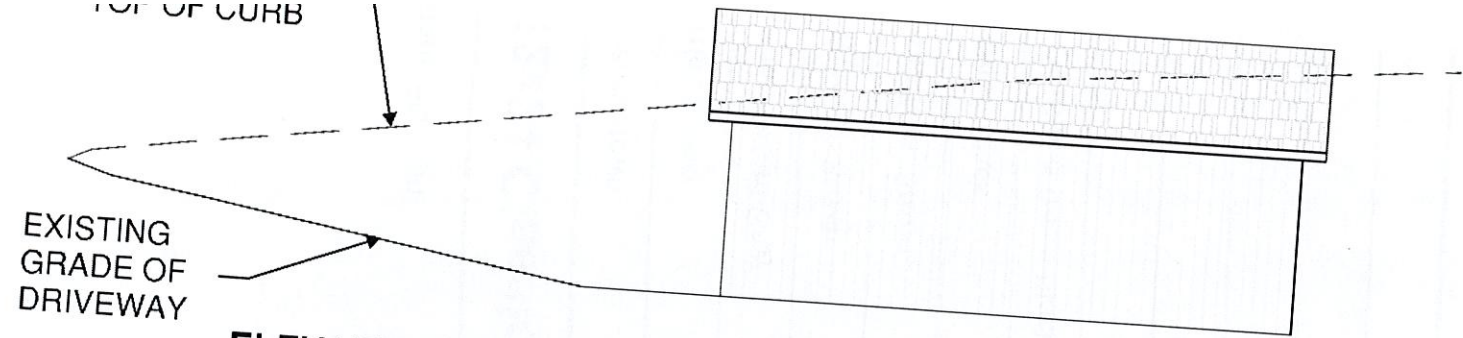
Customer Signature:

Date:

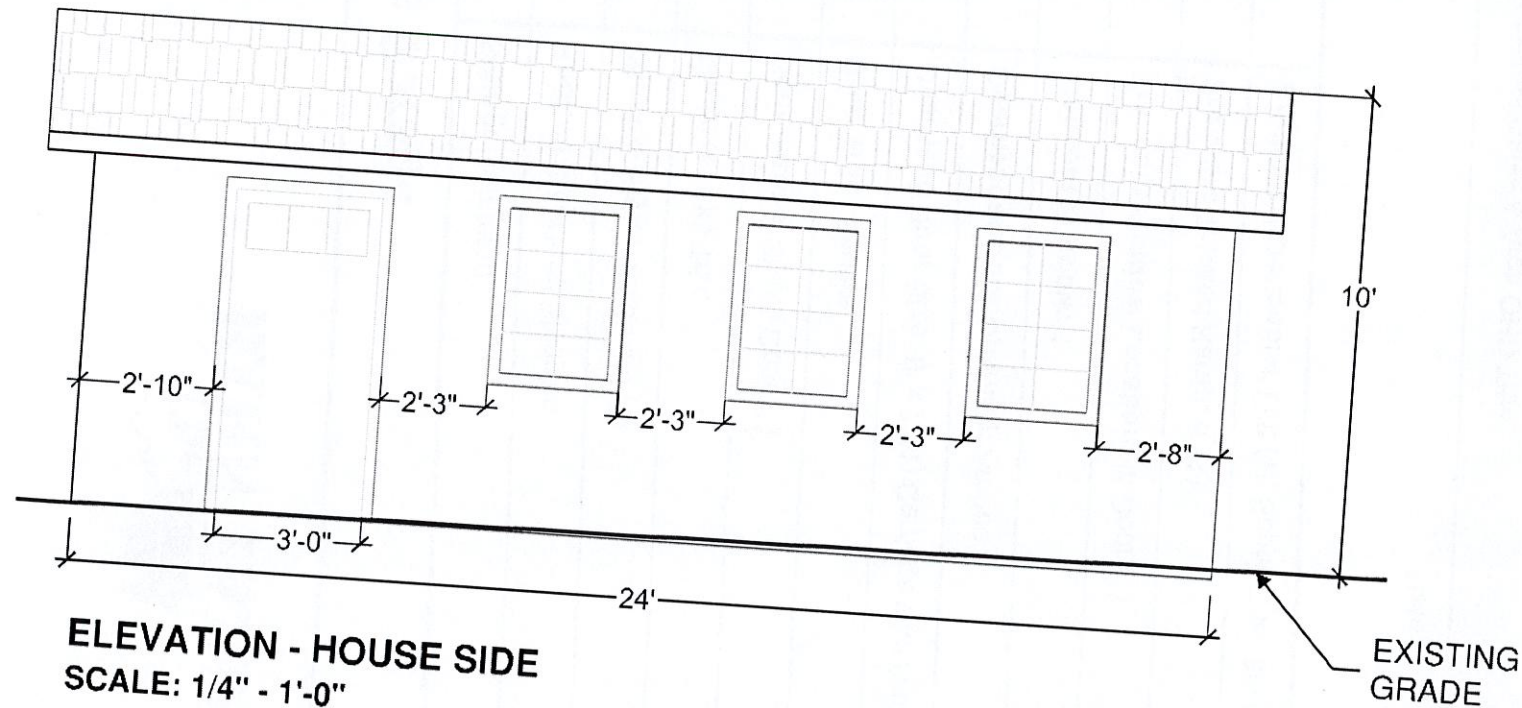
Special Notes: 9x7 CS OHD w/ Arched Glass & Arch OHD Trim.

Layout:





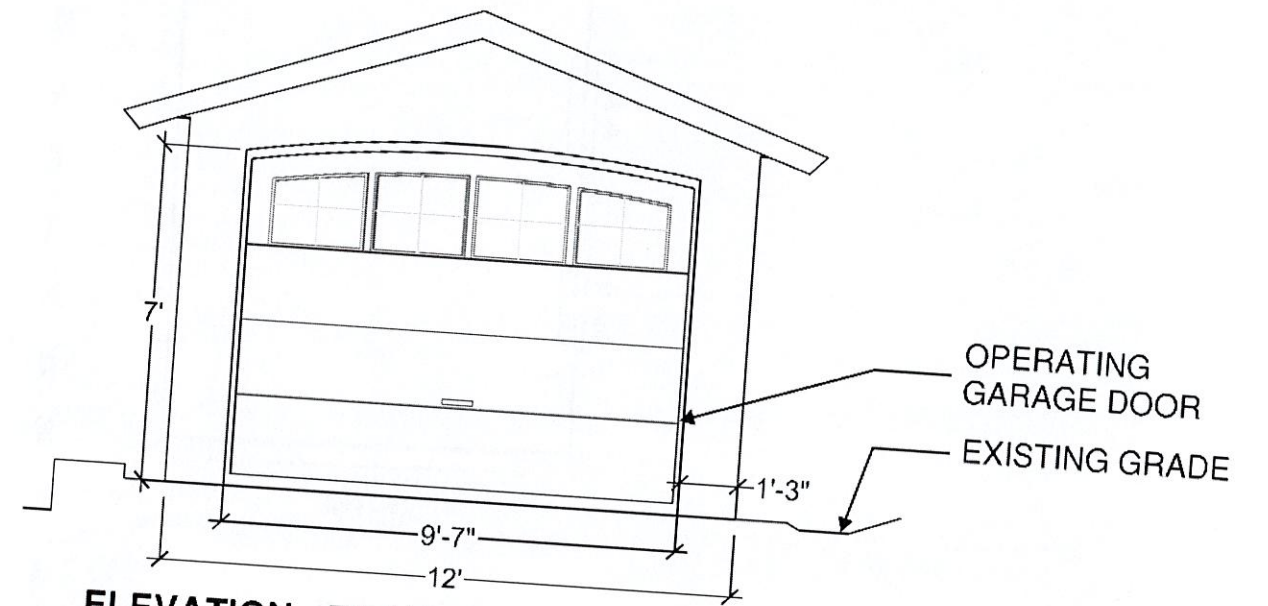
**ELEVATION - ROAD SIDE: VIEW FROM ROAD**  
 SCALE: 1/8" - 1'-0"



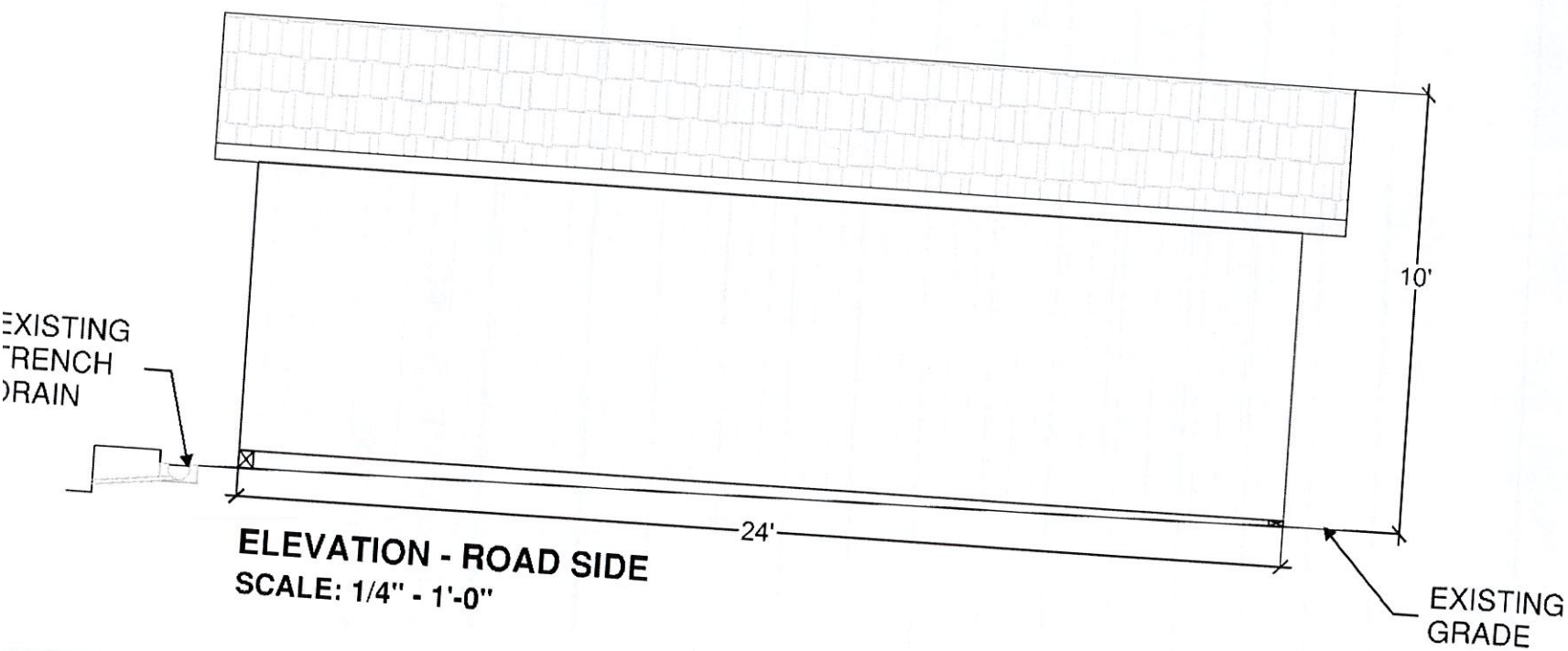
**ELEVATION - HOUSE SIDE**  
 SCALE: 1/4" - 1'-0"

**NOTE:**

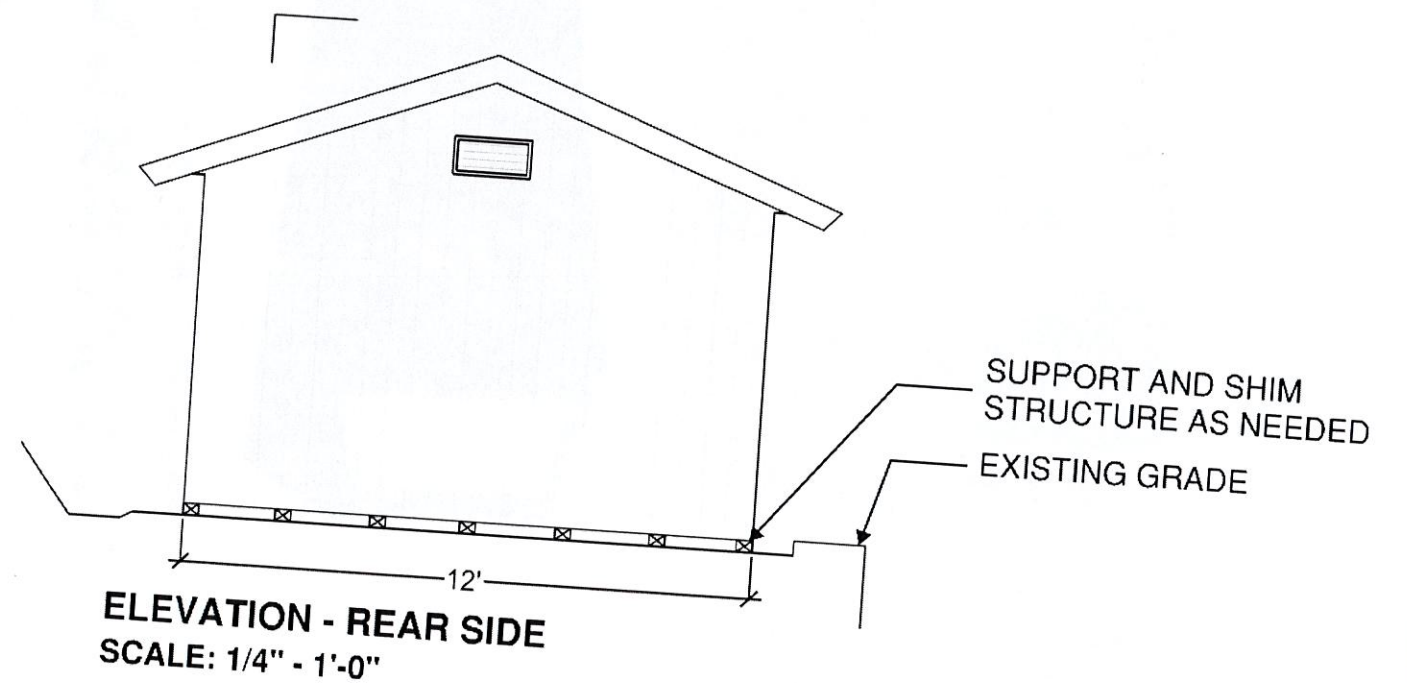
1. GRAPHICS PROVIDED ARE DIAGRAMATIC AND ARE INTENDED TO SHOW CUSTOM DESIGN OF A MODULAR PRODUCT.



**ELEVATION - FRONT SIDE**  
 SCALE: 1/4" - 1'-0"



**ELEVATION - ROAD SIDE**  
 SCALE: 1/4" - 1'-0"



**ELEVATION - REAR SIDE**  
 SCALE: 1/4" - 1'-0"