

APPLICATION OR APPEAL#: 05-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: BRUCE KRAMER  
Mailing Address: 20 CLOVERLEAF DR NEW FAIRFIELD  
Phone#: 203 788-3370  
Email: LAWMANO@Yahoo.com

2) Premises located at: 20 CLOVERLEAF DR NEW FLD on the (S E W) side of the street  
at approx. 6500 feet (S E W) from Bigelow Rd (nearest intersecting road).

3) Property Owner Name: Same as above  
Interest in Property: OWNER  CONTRACT PURCHASER LEASEE AGENT  
4) Tax Assessor Map No.: 13 Block No.: 4 Lot No.: 23,10X  
5) Zone in which property is located: R 888 Area of Lot: 2.05 AC  
6) Dimensions of Lot: Frontage: 167' Average Depth: 375'  
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: \_\_\_\_\_  
10) Proposal for which variance is requested: N/A

Hardship: Force Major, Difficult access to Survey, Erection From an MKR Rented Propert,  
11) Date of Zoning Commission Denial: \_\_\_\_\_  
12) Variance(s) Requested: ( ) USE ( ) DIMENSIONAL  
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: \_\_\_\_\_ Rear to: \_\_\_\_\_  
Side to: \_\_\_\_\_

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

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: 2/13/23

received  
2-16-23



Town OF New Fairfield  
Zoning Official's Office  
**NOTICE OF VIOLATION**

4 Brush Hill Road  
New Fairfield, CT 06812  
Tel. (203)-312-5648 Fax (203)-312-5608

Date: February 2, 2023  
Owner: Bruce Kramer  
Address: 20 Cloverleaf Drive

It has come to my attention that your property at 20 Cloverleaf Drive is definitely in violation of the Town of New Fairfield Zoning Regulations. An investigation of the above mentioned property has found to have the following violation(s):

**Violation:**

- 1) *Storage and/or Parking of not more than one (1) non-commercial recreational vehicle, camping trailer, trailer or trailer coach, boat and boat trailer.*
- 2) *Failure to follow conditions of 3.1.1(F, 1-6) of the following vehicle(s).*
- 3) *Excess piles of tarped material, stock, & trade (some located in the front yard)*
- 4) *Possible transfer station with numerous piles in large quantity of material, stock, and junk.*
- 5) *Possible Junk/Junk Yard*
- 6) *Multiple numbers of Commercial Vehicles*
- 7) *Unpermitted Gazebo*
- 8) *Possible Unpermitted Multifamily Use located in an R-88 (Uses as of right-One Single Family Dwelling Permissible.*
- 9) *Possible multiple unpermitted accessory apartments located in the primary dwelling.*
- 10) *Construction of an unpermitted expansion/construction of an addition on your primary dwelling.*

**Section:**

- 3.1.1-*Uses Permitted As of Right (F)- Storage and/or Parking of not more than one (1) non-commercial recreational vehicle, camping trailer, trailer or trailer coach, boat and boat trailer provided that such vehicle shall:*
  1. *Not be used as permanent living accommodations.*
  2. *Not to exceed thirty (30 ft.) in overall length.*
  3. *Be registered and or licensed in the State of Connecticut.*
  4. *Be owned by the resident/occupant of the residential premises within which it is stored or parked.*
  5. *Be stored within a permanent structure or, if in the outdoors, it shall be parked in an orderly manner behind the front building line or on the driveway, or at a location that may be approved by the Zoning Enforcement Officer, and.....*
  6. *Be buffered or screened to shield the visual impact on neighboring properties.*
- 1) *1.5.2-Prohibited Uses (I)*

- 2) 1.5.3-Specific Uses Prohibited in All Districts (E)
- 3) 1.5.14-Unregistered Motor Vehicles
- 4) 3.0.8-Gazebos (Required Zoning Permit)
- 5) 8.5.1-Zoning Permit Requirements
- 6) 3.0-General Provisions (Residential Zones)
- 7) 3.1.3-Accessory Uses
- 8) 3.1.2-Accessory Apartments (K)

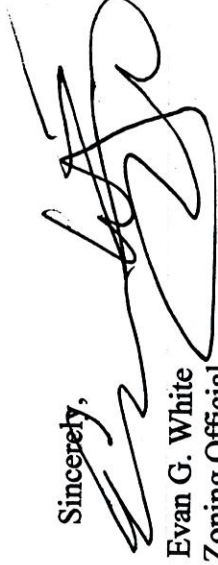
### REQUEST FOR VOLUNTARY COMPLIANCE

It is my job to inform you that this violation exists and demand that you bring your property into compliance with The Town OF New Fairfield Regulations by bringing your property into Zoning compliance within ten (10) days of receipt of this notice. An inspection of the property shall be done at that time. **Failure to comply shall result in further enforcement action.**

Please bring your property into compliance so as to avoid the need for further enforcement actions. I have enclosed a copy of the pertinent regulations for your perusal to assist you in achieving compliance.

Your anticipated cooperation and assistance in these regards will be greatly appreciated. If you would like to discuss this matter in greater detail, please don't hesitate to contact me at Town Hall.

Sincerely,



Evan G. White  
Zoning Official

**Certified Mail-7020 3160 0000 2582 8585**

BRUCE A. KRAMER  
20 CLOVERLEAF DR  
NEW FAIRFIELD CT 06812  
203-788-3370  
Email: Lawmand@yahoo.com

MARCH, 2023

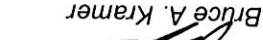
VIA CERTIFIED MAIL AND HAND DELIVERED  
ZONING BOARD OF APPEAL  
TOWN OF NEW FAIRFIELD  
4 BRUCH HILL ROAD  
NEW FAIRFIELD, CT 06812

RE: Property at 20 Cloverleaf Drive, New Fairfield CT 06812  
Owned by Bruce A Kramer

Dear Sirs,

This is to provide notice that I Bruce A Kramer am appealing the Cease and desist order dated  
Feb 2<sup>nd</sup> 2023 and received on Feb. 9<sup>th</sup> 2023.

Thanks You,

  
Bruce A. Kramer

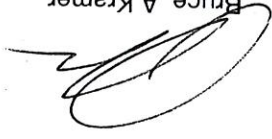
20 Cloverleaf Dr.  
New Fairfield CT 06812  
Email: Lawmand@yahoo.com



**FORMAL REQUEST FOR APPEAL ZONING VIOLATIONS  
ZONING DEPARTMENT/INSPECTOR**

**BRUCE A. KRAMER  
20 CLOVERLEAF DR  
NEW FAIRFIELD CT 06812  
Email: Lawmand@yahoo.com**

This letter pertains to the invocation of appeal right involving a land use matter identified by the Town of New Fairfield Zoning Inspector in a letter and an order from their zoning department dated Feb 2nd, 2023.. received on Feb. 9<sup>th</sup>, by regular mail. For itemization the following correspond: the appeal of a document referring to zoning violations.



**Bruce, A Kramer  
20 Cloverleaf Dr. new Fairfield, CT 06812  
203-788-3370  
Email: Lawmand@yahoo.com**

