

APPLICATION OR APEAL#: 18-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Thomas and Darlene Dommermuth  
Mailing Address: 5 brookwood road  
Phone#: (203) 313-8938  
Email: wpcetomd@gmail.com

2) Premises located at: 5 brookwood road on the (N S E W) side of the street  
at approx. 1000' feet (N S E W) from Weldon Woods road (nearest intersecting road).

3) Property Owner Name: Thomas and Darlene Dommermuth  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 23 Block No.: 16 Lot No.: 54

5) Zone in which property is located: R-88 Area of Lot: 2 AC

6) Dimensions of Lot: Frontage: 200' Average Depth: 465'

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: For construction of a 16'x24' shed. Existing 10'x16' shed was crushed by a downed tree. Proposal to increase size and relocate roughly 50' to the south in the rear of the lot with still meeting all set back regulations.  
Hardship: wetlands with ledge in various areas, and limited square footage allowed per zoning regulations.

11) Date of Zoning Commission Denial: May 23, 2022

12) Variance(s) Requested:  USE  DIMENSIONAL

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

Setbacks Requested: Front to: NR Rear to: NR  
Side to: NR Side to: NR

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: 5/18/2023



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** May 23, 2023

**PROPERTY OWNER:** Thomas & Darlene Dommermuth

**PROPERTY ADDRESS:** 5 Brookwood Road

**APPLICANT/AGENT:** Thomas & Darlene Dommermuth

**MAILING ADDRESS:** 5 Brookwood Road

**ZONING DISTRICT:** R-88    **MAP:** 23    **BLOCK:** 16    **LOT:** 54

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

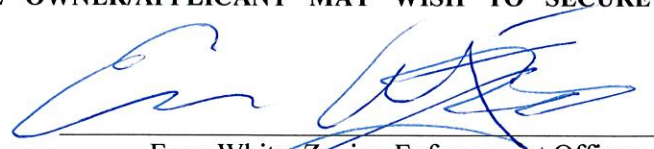
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:  
3.0.4-Minor Accessory Buildings and Structures (A+B+E+F+G)

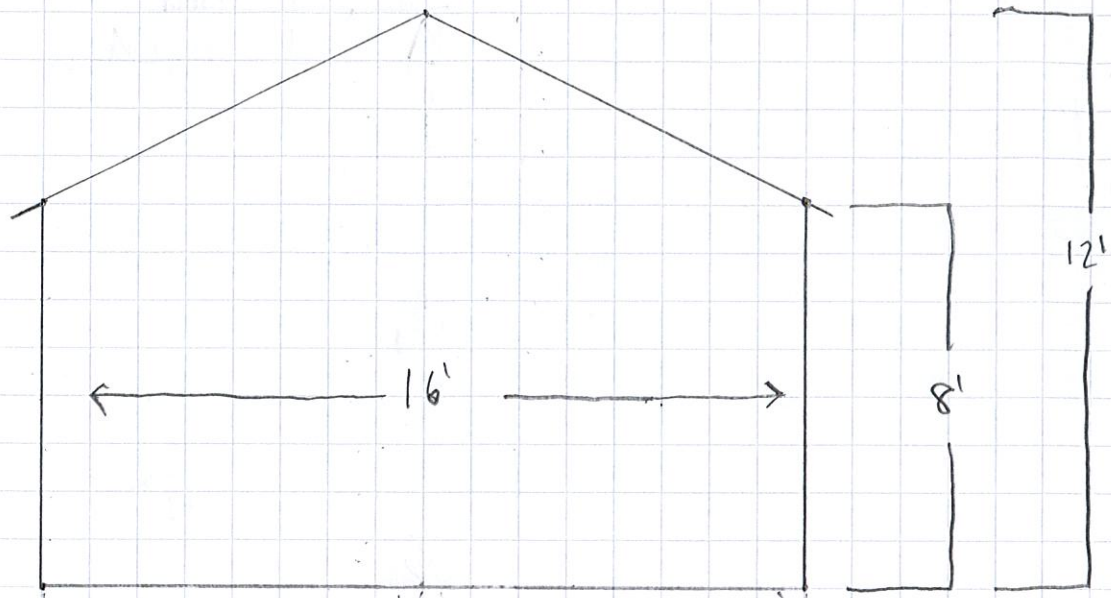
**THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.**

**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.**

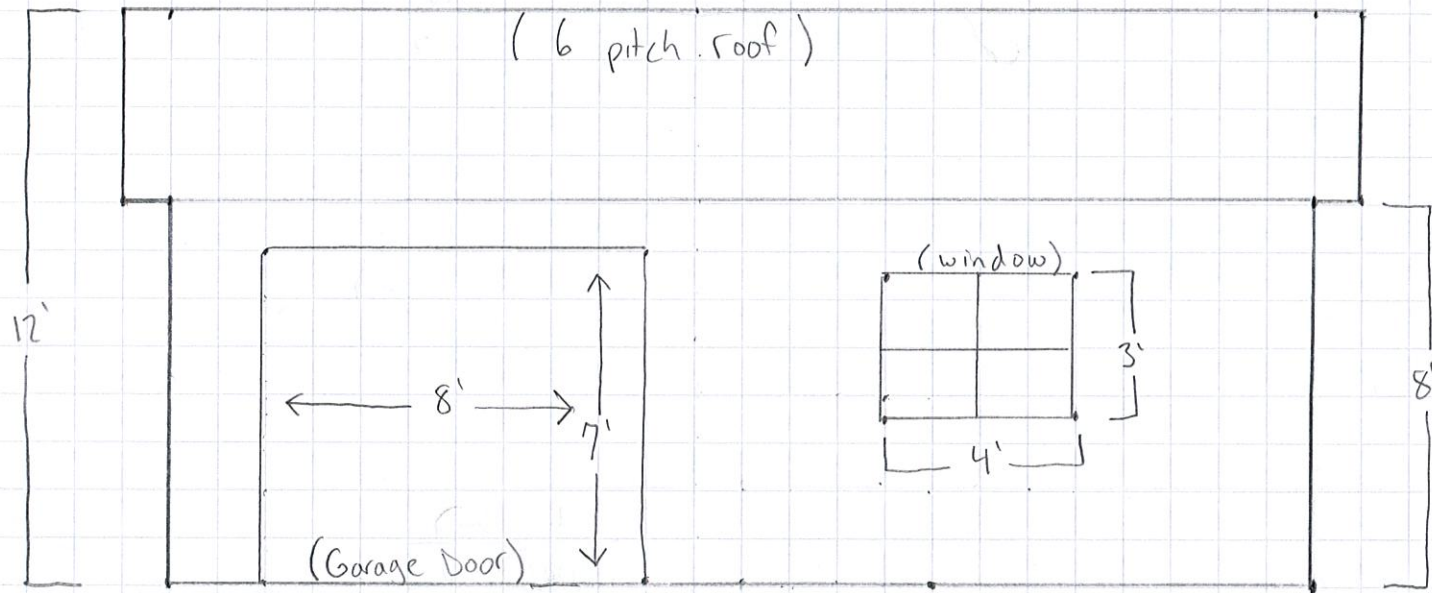
**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**

  
\_\_\_\_\_  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield

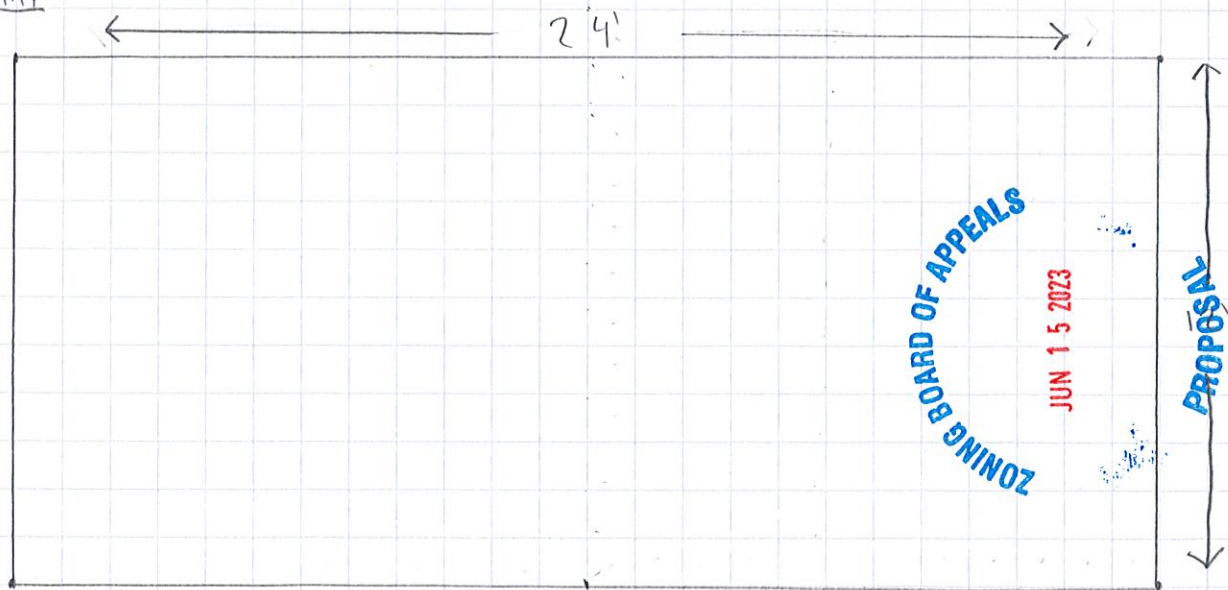
North Elevation



West Elevation



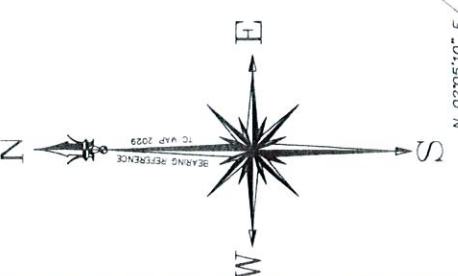
Footprint



ZONING BOARD OF APPEALS

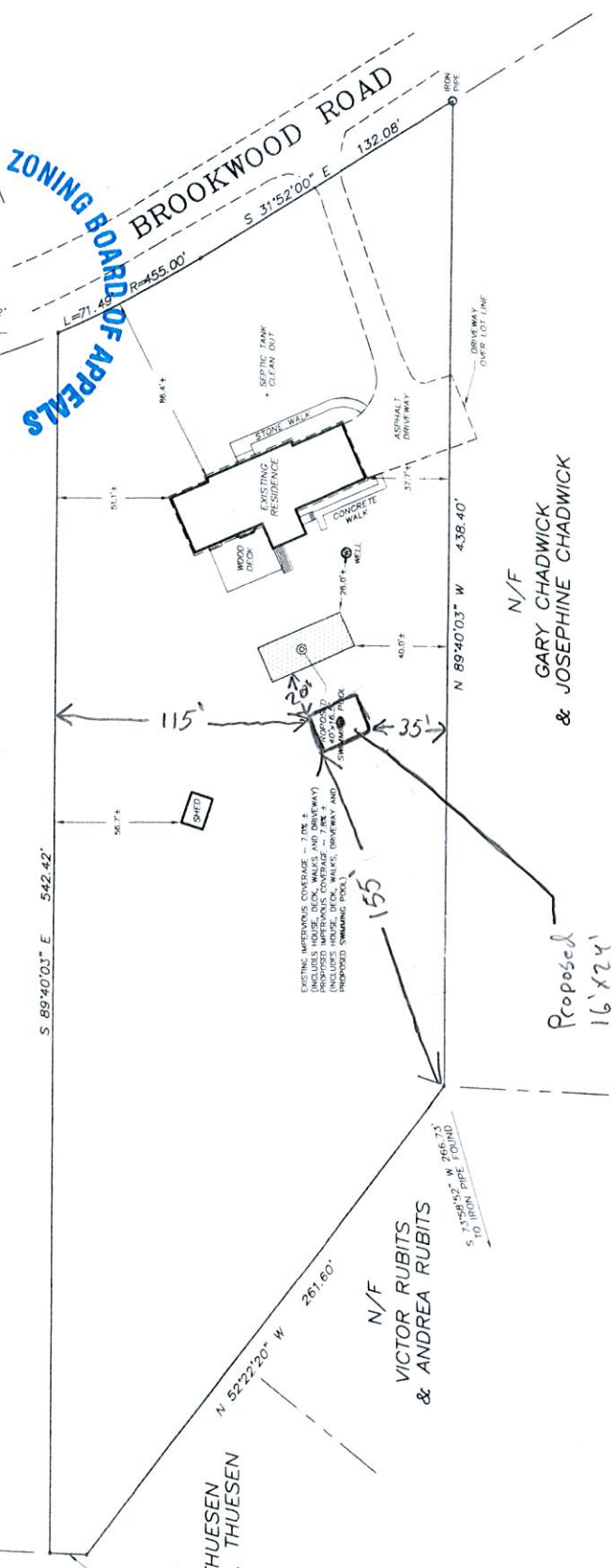
JUN 15 2023

PROPOSAL



**PROPOSAL**

N/F  
MICHAEL J. ALTOBELLI  
& PAULINE ALTOBELLI



**AREA:**  
87,142± S.F.  
2.001± ACRES

**NOTES:**

THIS SURVEY WAS BEING PREPARED IN ACCORDANCE WITH SECTIONS 20-100a THROUGH 20-100b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/98. IT IS A ZONING SURVEY AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PURPOSES. PROPERTY IS DEPICTED AS LOT 21-16-54 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN 'R' RB ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP No. 2028, 2010 ON FILE IN THE TOWN CLERKS OFFICE.

REFER TO '79-01 PLAIN LOT 18 WILSON WOODSTOCK, PREPARED FOR MASON Z. & AUDREY C. SZL, PREPARED BY SURVEYING ASSOCIATES, P.C., DATED JUNE 18, 1994.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERERS THE PREPARERS DECLARATION NULL AND VOID.

BRAUTIGAM LAND SURVEYORS, P.C. IS NOT RESPONSIBLE FOR THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS' SIGNATURE AND EMBOSSED SEAL, RENDERERS ANY DECLARATION NOTED HEREON NULL AND VOID.

**ZONING LOCATION SURVEY**  
PREPARED FOR  
**THOMAS DOMMERMUTH & DARLENE DOMMERMUTH**  
5 BROOKWOOD ROAD  
NEW FAIRFIELD, CONNECTICUT

**BRAUTIGAM LAND SURVEYORS, P.C.**

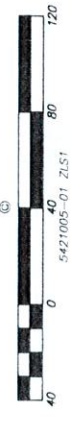
90 South Main Street  
Newtown, Connecticut 06470  
Telephone (203) 270-7810  
Facsimile (203) 270-8382  
E-mail: Surveyor@brautigamland.com

TO MY KNOWLEDGE AND BELIEF THIS SURVEY AND MAP ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Paul A. Brautigam*  
PAUL A. BRAUTIGAM C.L.S., No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

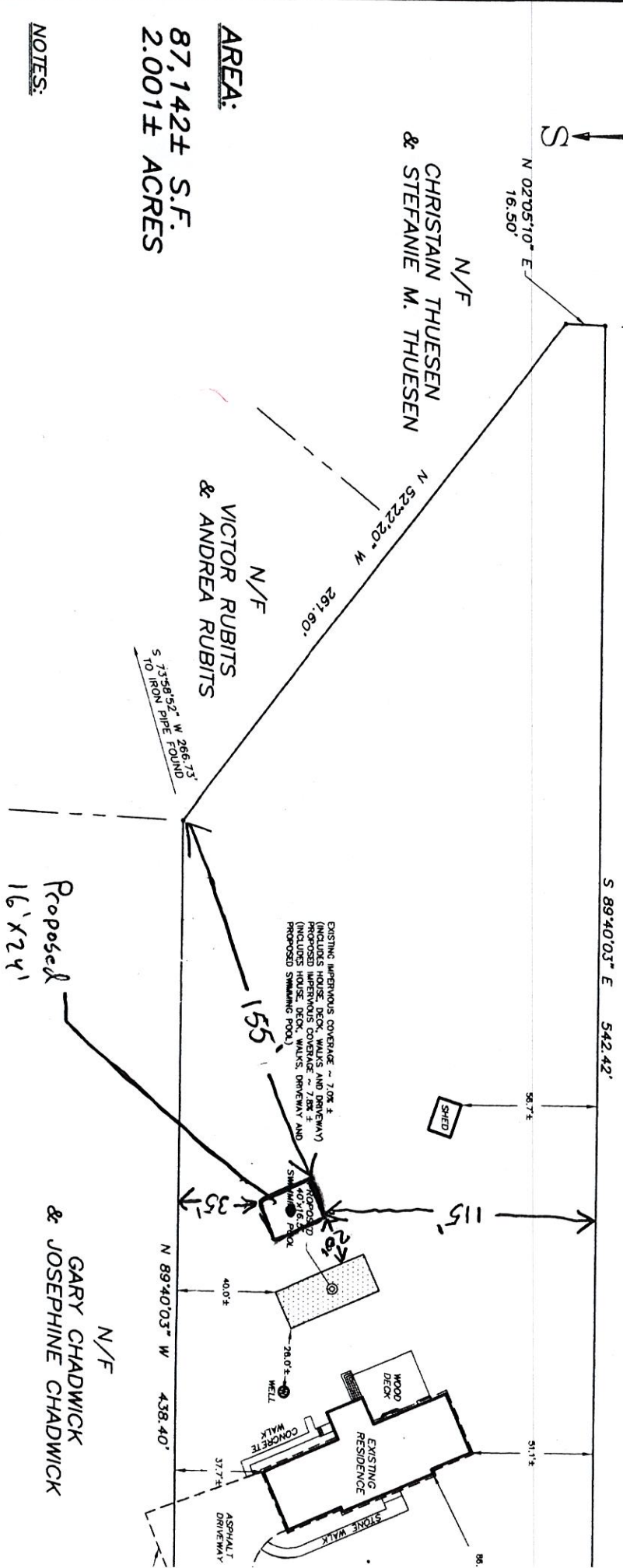
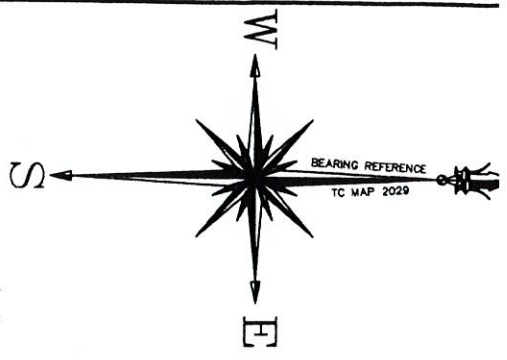
JOB No. 5421005-01	SCALE: 1" = 40'	DRAWN BY: JAB
FIELD NOTES: 272-100	DATE: 4/28/21	CHECKED BY: PAB



PROPOSAL

2025 11 5

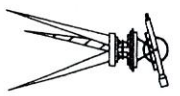
ZONING BOARD OF APPEALS



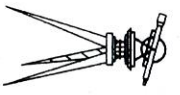
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2.001± ACRES

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PROPERTY IS LOCATED IN "R-88" ZONE.  
ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.  
REFER TO MAP No. 2029, 2030 ON FILE IN THE TOWN CLERKS OFFICE.  
REFER TO "LOT PLAN LOT 18 WELDON WOODS", PREPARED FOR MASON Z. & AUDREY C. SZE, PREPARED BY SURVEYING ASSOCIATES, P.C., DATED JUNE 18, 1984.  
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED. DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.  
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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERERS ANY DECLARATION NOTED HEREON NULL AND VOID.



**BRAUTIGAM LAND SURVEYORS, P.C.**  
90 South Main Street  
Newtown, Connecticut 06470  
Telephone (203) 270-7810  
Facsimile (203) 270-8382  
E-mail: Surveyor@BrautigamLand.com



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*Paul A. Brautigam*  
PAUL A. BRAUTIGAM C/DIG. No. 15166

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JOB No. 54210  
FIELD NOTES: 2



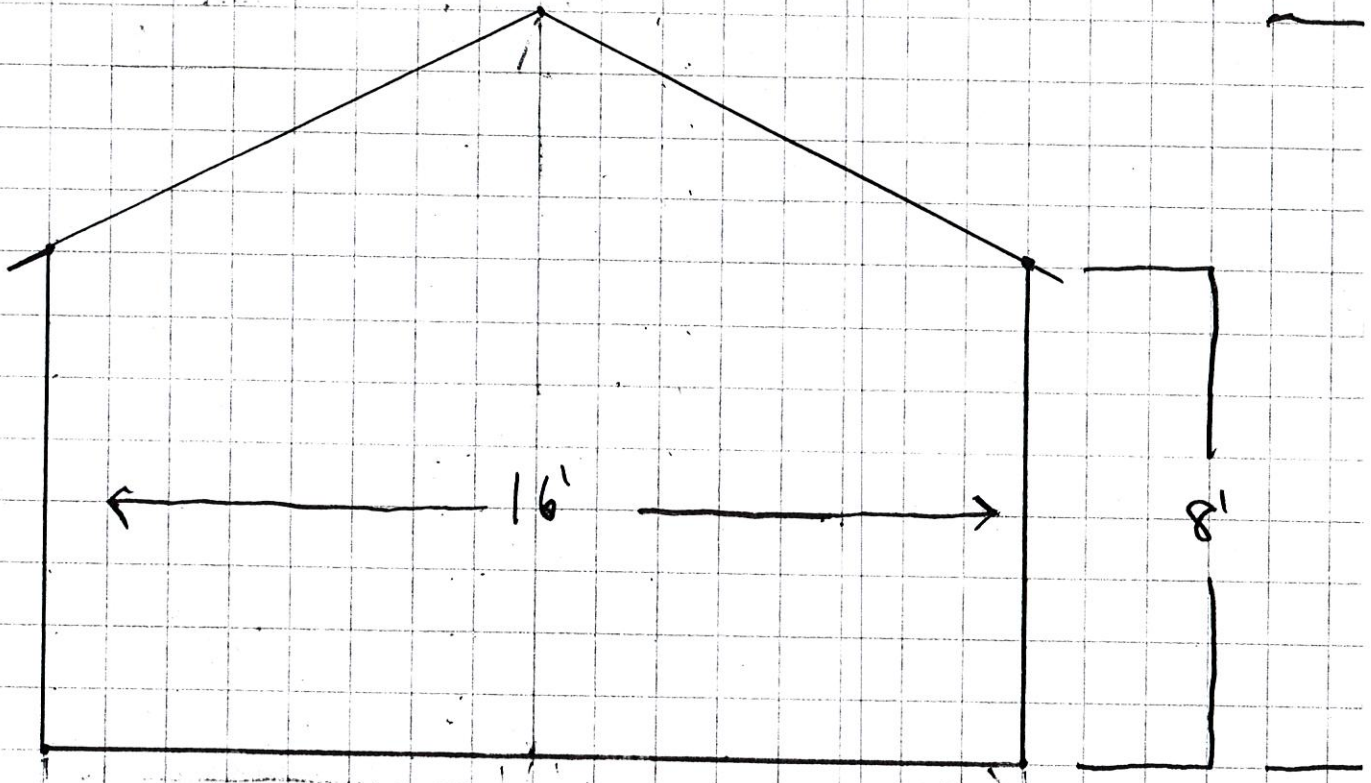
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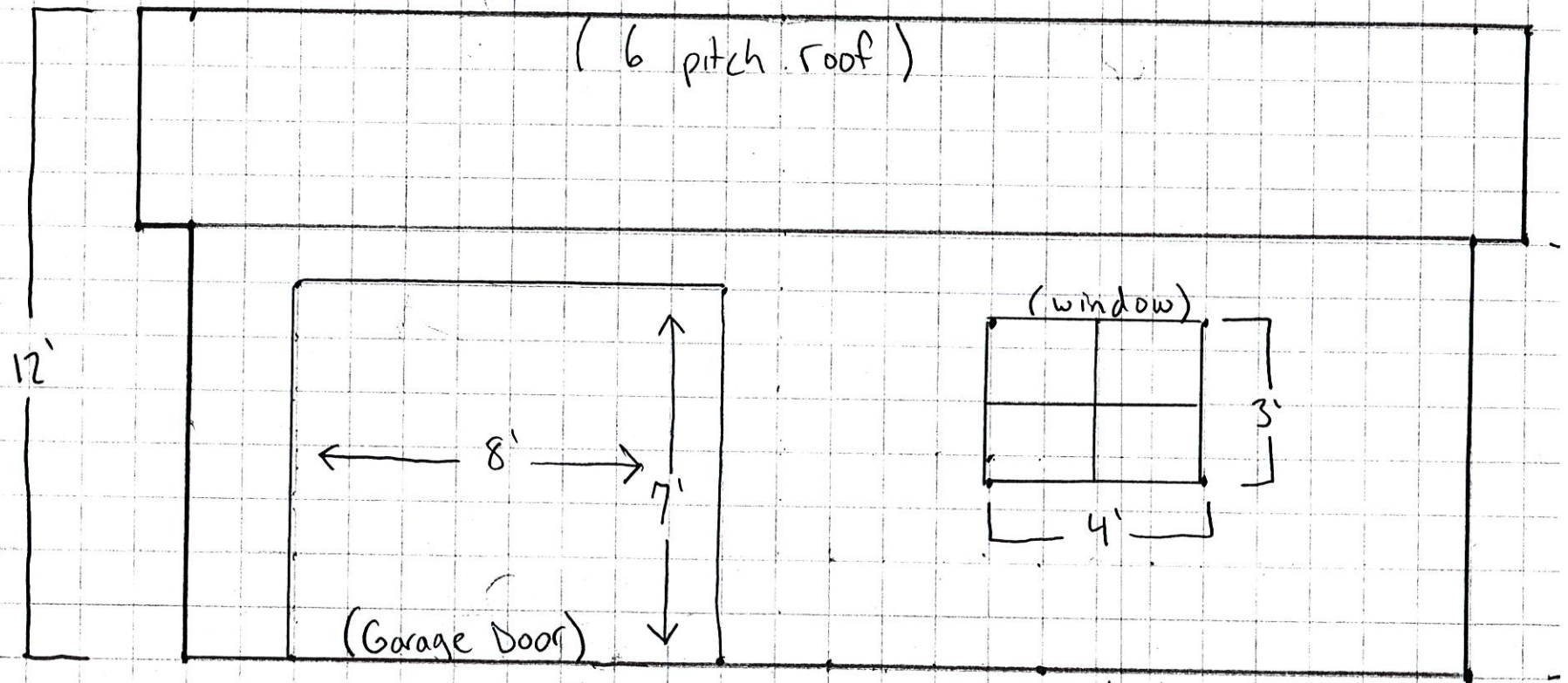


FIVE STAR  
\*\*\*\*\*



West Elevation

FIVE STAR  
\*\*\*\*\*



Footprint



FIVE STAR  
\*\*\*\*\*

AR  
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