

APPLICATION OR APEAL#: 22-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: CAMILIE & THOMAS DONOHUE
Mailing Address: 22 FLEETWOOD DRIVE
NEW FAIRFIELD, CT Phone#: 203-994-3162
Email: CAMILIE.DONOHUE@YAHOO.COM

2) Premises located at: 22 FLEETWOOD DRIVE on the (N S E W) side of the street
at approx. 3/4 MILE feet (N S E W) from RT 39 (nearest intersecting road).

3) Property Owner Name: CAMILIE & THOMAS DONOHUE

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 19 Block No.: 1 Lot No.: 1.39

5) Zone in which property is located: R-44 Area of Lot: 1.39

6) Dimensions of Lot: Frontage: 500' + or - Average Depth: 220' + or -

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: N/A

10) Proposal for which variance is requested: Put a shed on property, 20' x 36'
@ rear westerly portion

Hardship: PREEXISTING, NON CONFORMING, CORNER LOT w/
DESERT SLOPE & WETLANDS THROUGH OUT

11) Date of Zoning Commission Denial: JUNE 27, 2023

12) Variance(s) Requested: USE DIMENSIONAL

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

Setbacks Requested: Front to: N-R Rear to: N-R
Side to: N-R Side to: N-R

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: Thomas Daniels DATE: 6-14-23

BOARD OF APPEALS
JUL 20 2023
#3
PROPOSAL

received
6-15-23 (6)

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: June 27, 2023

PROPERTY OWNER: Camille & Thomas Donohue

PROPERTY ADDRESS: 22 Fleetwood Drive

APPLICANT/AGENT: Camille & Thomas Donohue

MAILING ADDRESS: 22 Fleetwood Drive

ZONING DISTRICT: R-44 MAP: 19 BLOCK: 1 LOT: 1.39

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:

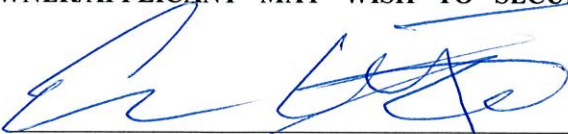
Sections:

3.0.4-Minor Accessory Buildings and Structures (A, C, D, E, F)

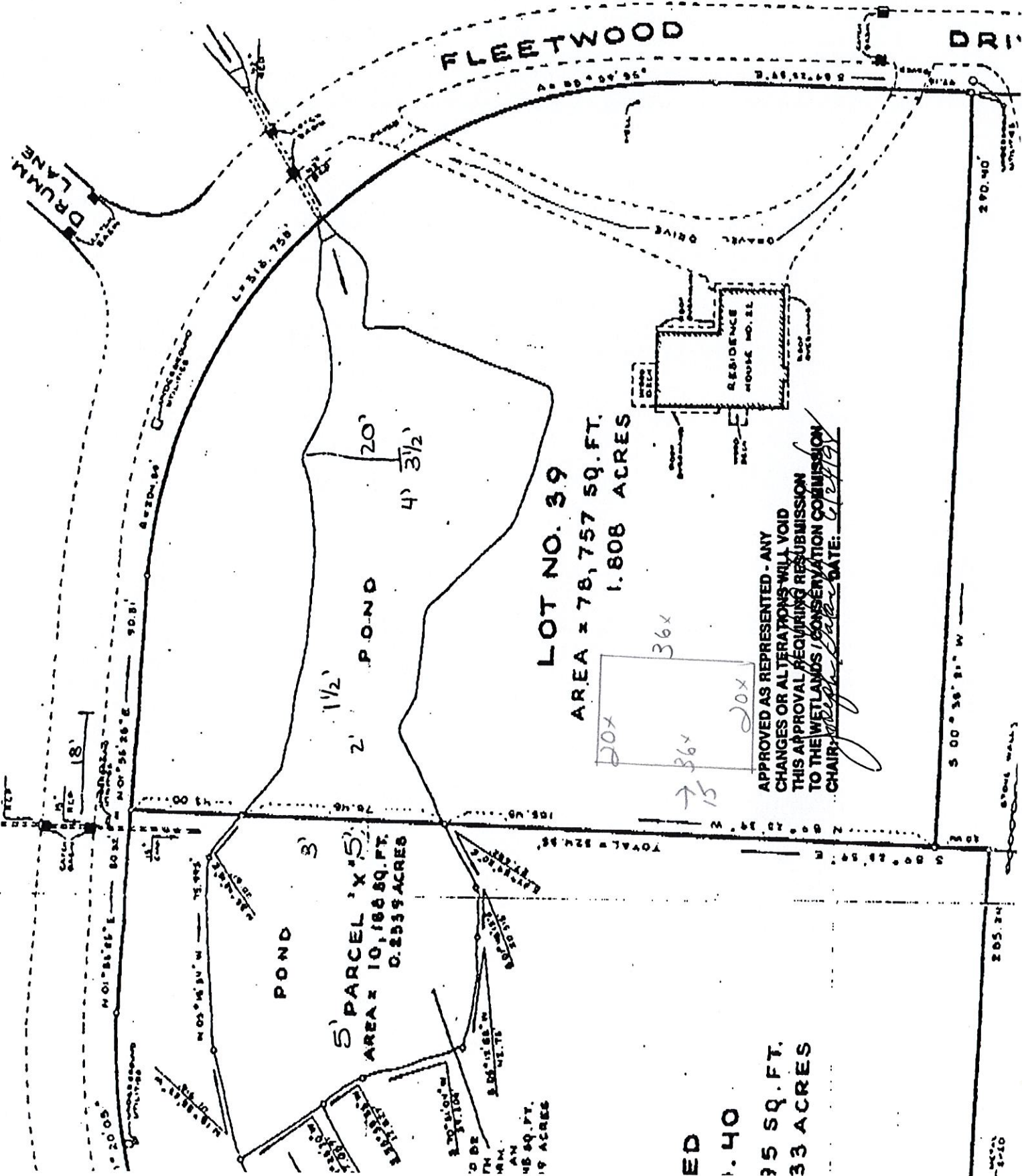
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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

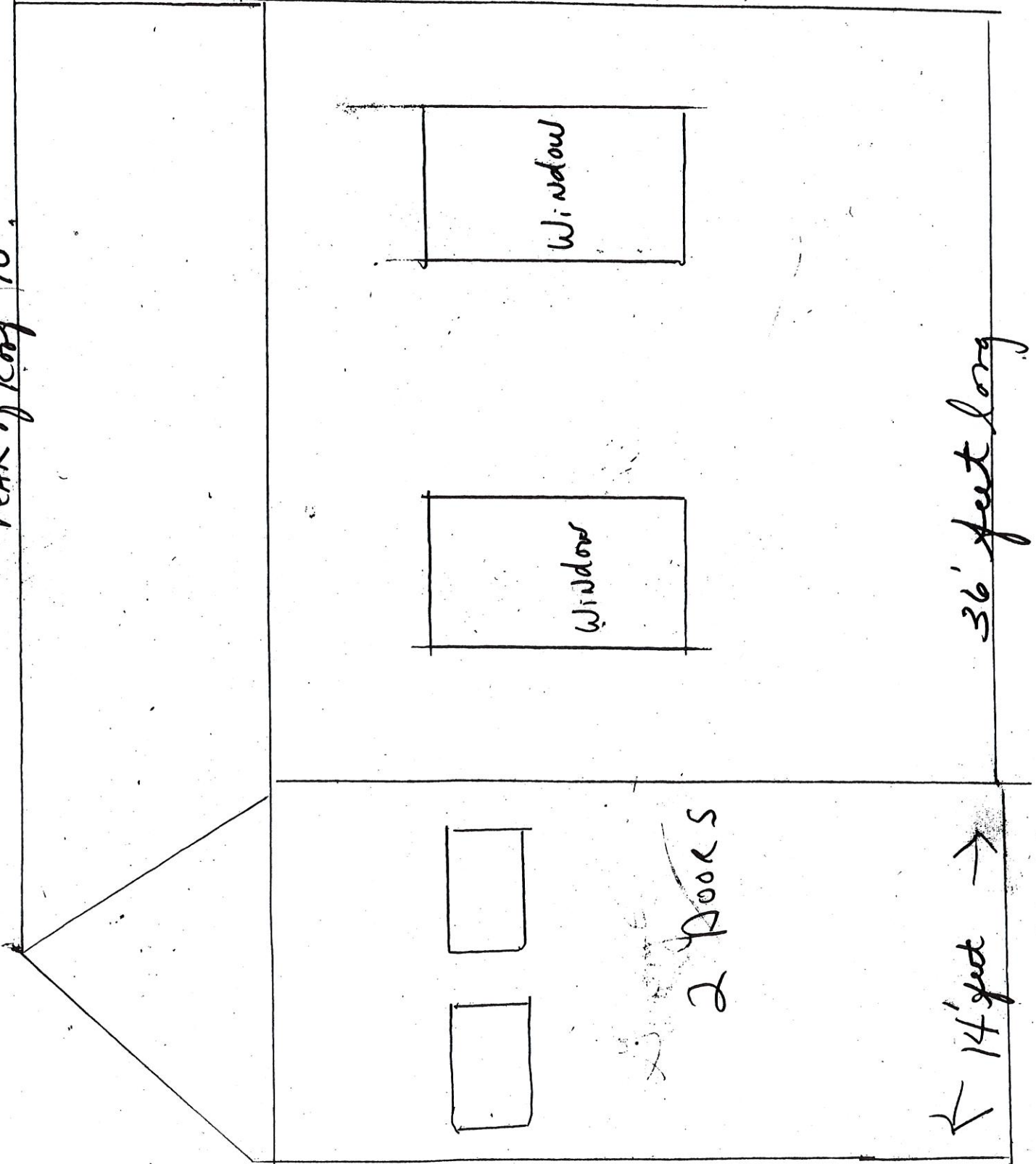


LOT NO. 39
 AREA = 78,757 SQ. FT.
 1.808 ACRES

APPROVED AS REPRESENTED - ANY
 CHANGES OR ALTERATIONS WILL VOID
 THIS APPROVAL REQUIRING RESUBMISSION
 TO THE WETLANDS / CONSERVATION COMMISSION
 CHAIR: *[Signature]* DATE: *[Date]*

ED
 1.40
 75 SQ. FT.
 33 ACRES

Peak of Roof 10'



Inside
4 Framing

2 Doors

← 14' wide →

36' feet long