

APPLICATION OR APEAL#: 28-23

**APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS**

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

1) Applicant: Ralph Langham  
Mailing Address: 26 Shortwoods Rd  
New Fairfield CT Phone# (203) 948-5837  
Email: CLSNK@AOL.COM

2) Premises located at: 26 Shortwoods Rd on the (N S E W) (W) side of the street  
at approx. 10 ft feet (N S E W) from Red Fox Ct (nearest intersecting road).

3) Property Owner Name: Ralph C Langham  
Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 19 Block No.: 1 Lot No.: 51-52

5) Zone in which property is located: Residential Area of Lot: 1.073

6) Dimensions of Lot: Frontage: 248.14 Average Depth: 180

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: to build a detached garage  
31 x 32 and 21 ft tall

Hardship: shallow lot with severe slope, odd shape of  
our lot, lot has alot of ledge

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

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

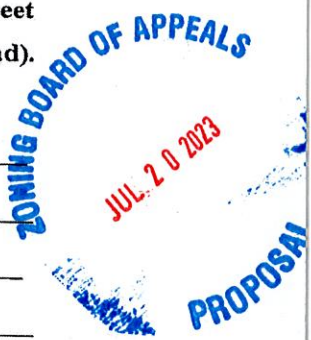
Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: \_\_\_\_\_ Rear to: \_\_\_\_\_  
Side to: 35' to 10' Side to: \_\_\_\_\_

13) Use to be made of property if variance is granted: garage & storage

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: \_\_\_\_\_ DATE: June 20 2023



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT: VERIFICATION OF NON-COMPLIANCE**

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

**DATE: June 27, 2023**

**PROPERTY OWNER: Ralph Langham**

**PROPERTY ADDRESS: 26 Shortwoods Road**

**APPLICANT/AGENT: Ralph Langham**

**MAILING ADDRESS: 26 Shortwoods Road**

**ZONING DISTRICT: R-88 MAP: 19 BLOCK: 1 LOT: 51-52**

Please be advised that the applicant would like to (See Application for Description).

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 (A+B+C)

3.1.5- Minimum Lot Area & Frontage (A)

3.1.6-Minimum Building or Structure Setbacks (B)

7.1.1.1-Improved Lots in Validated Subdivision or Recorded Subdivision and Resubdivision (A+B)

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

**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

TC# 3333  
LOT 2

# #26 SHORT WOODS ROAD

NEW FAIRFIELD, CONNECTICUT

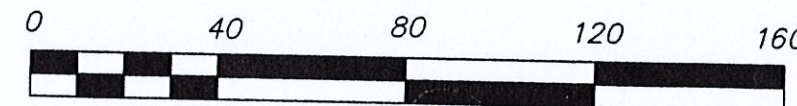
SCALE 1"=40'

MARCH 24, 2006

GARY MEAD  
Vol 358 Page 668  
TC# 3333  
LOT 1

AREA:  
46,751 S.F.  
1.073 ACRES

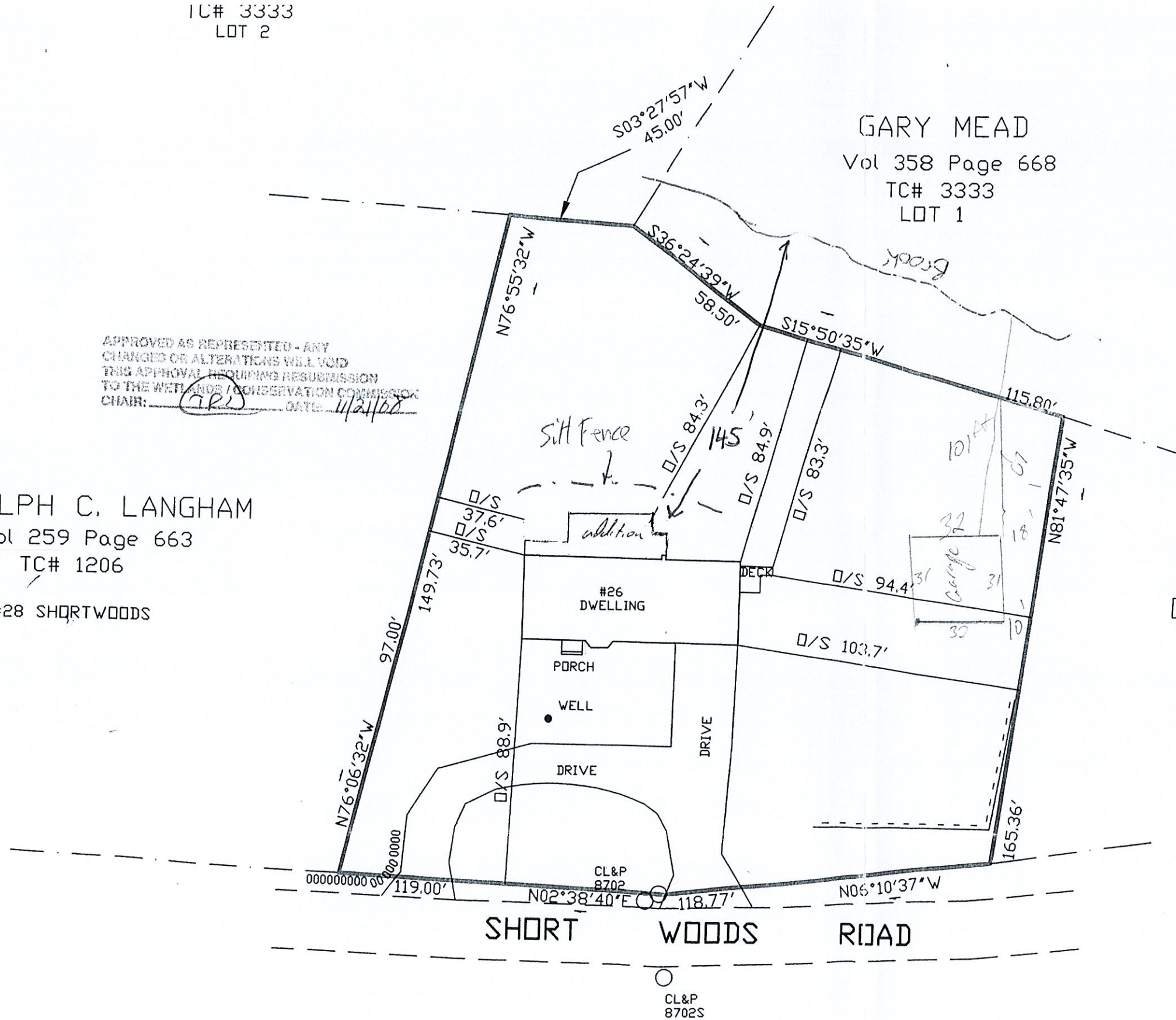
GRAPHIC SCALE



APPROVED AS REPRESENTED - ANY  
CHANGES OR ALTERATIONS WILL VOID  
THIS APPROVAL REQUIRING RESUBMISSION  
TO THE WETLANDS / CONSERVATION COMMISSION  
CHAIR: G.P.S. DATE: 11/21/08

RALPH C. LANGHAM  
Vol 259 Page 663  
TC# 1206  
#28 SHORTWOODS

GARY MEAD  
OPEN SPACE



received  
11/21/08

NOTES:

1. THIS SURVEY CONFORMS TO THE STANDARDS OF A CLASS A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20, 2004, 1 THROUGH 20, 2001, 20, 25, 26

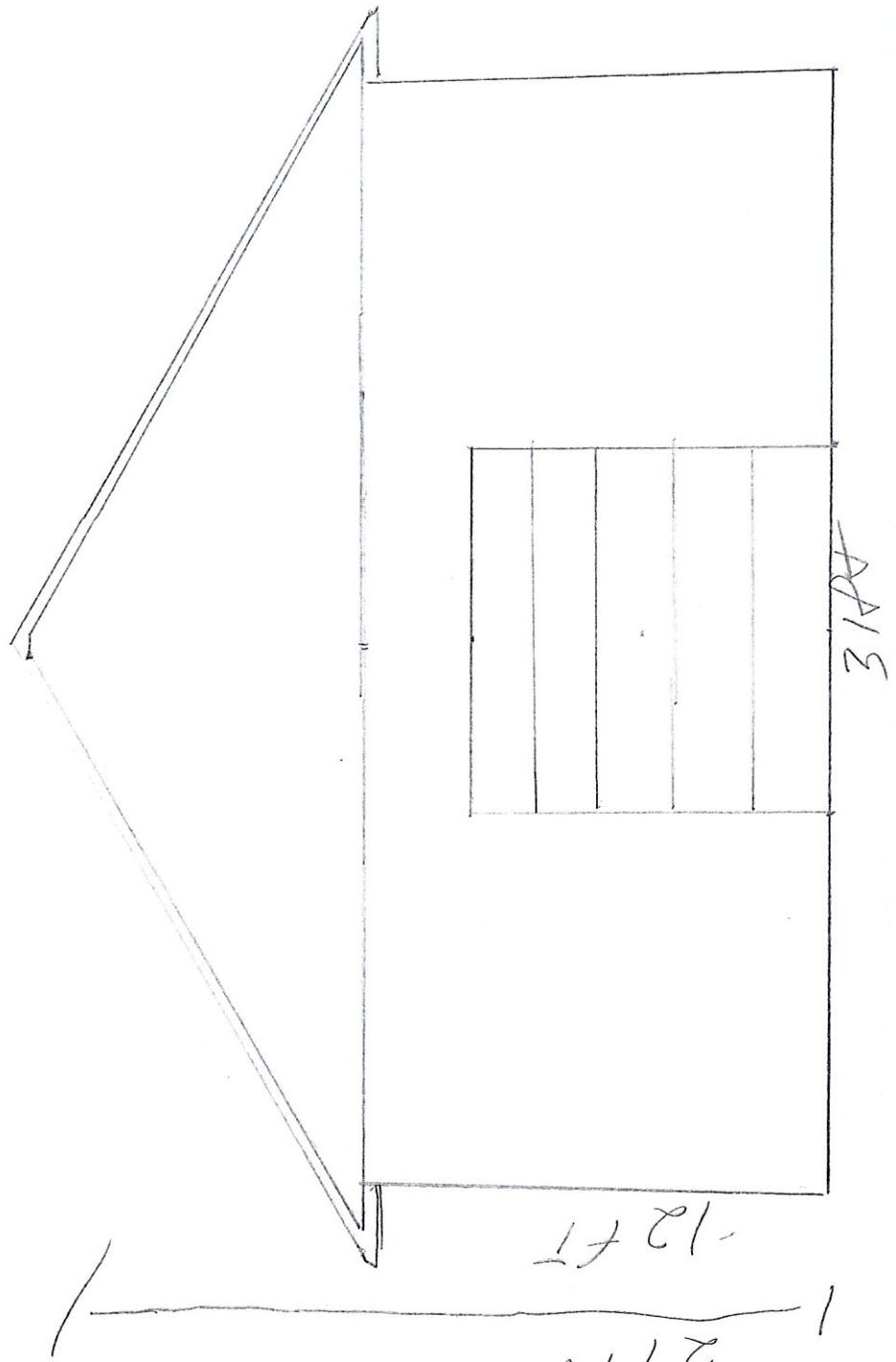
2x6 walls

2x8 Sill

Steel Beam

Header

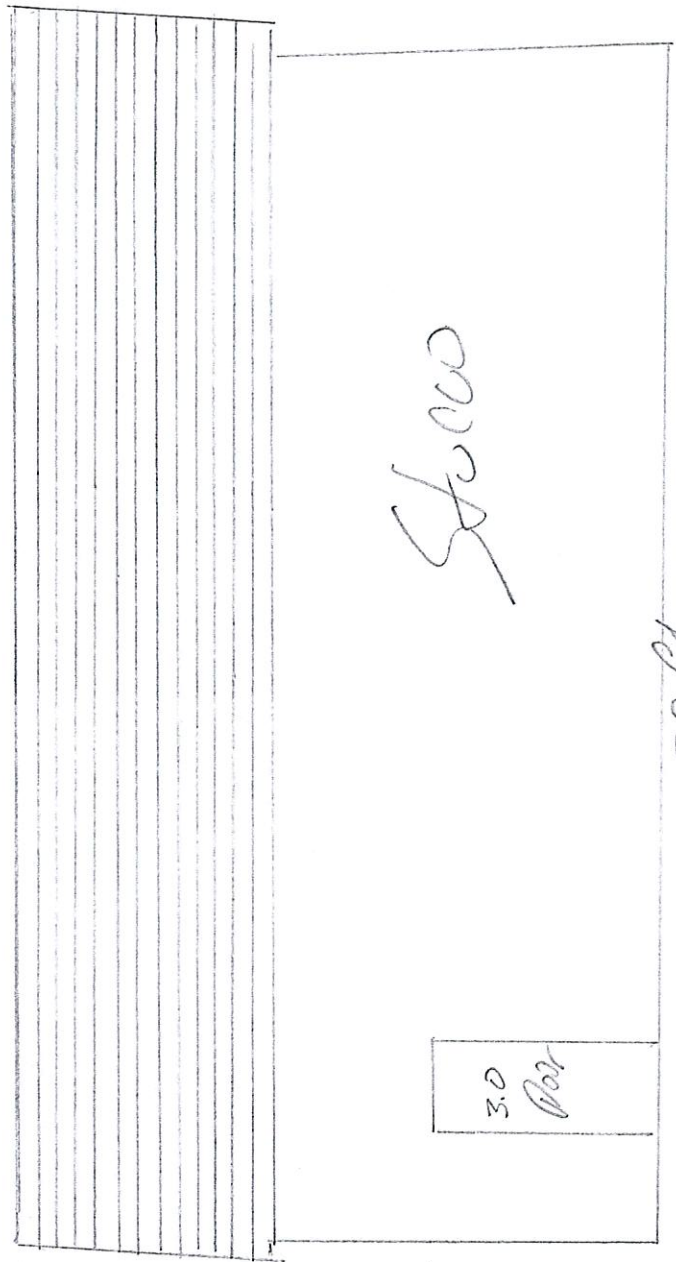
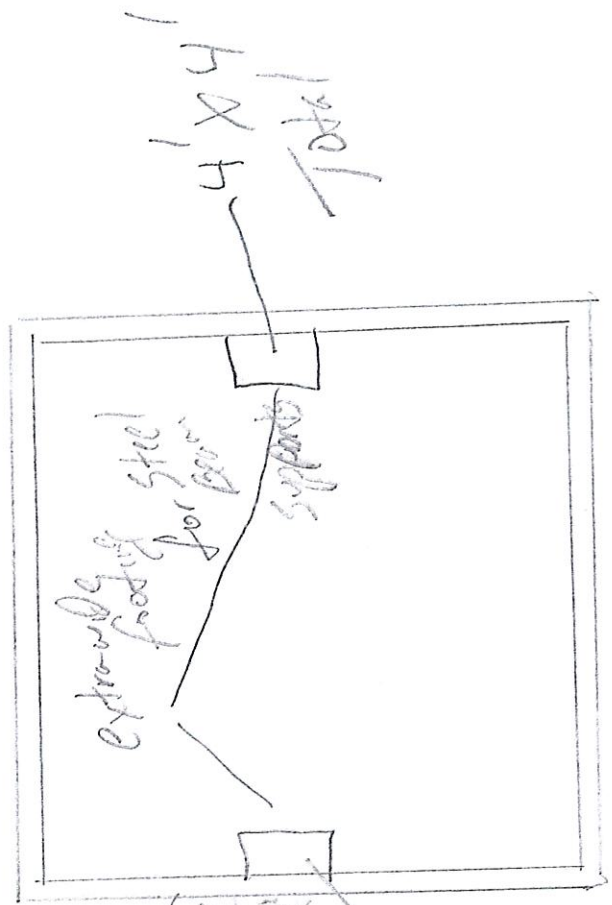
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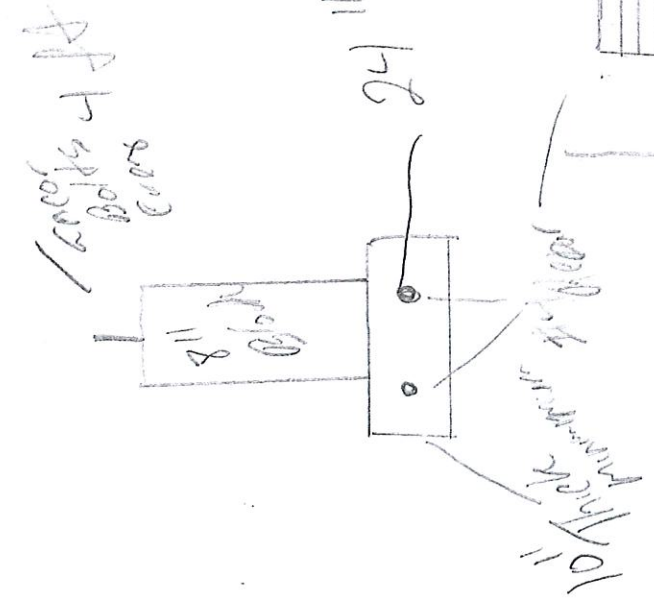
12 ft

21 ft

31 ft



1/4" x 1/4"   
 1/4" x 1/4"   
 1/4" x 1/4"   
 1/4" x 1/4"   
 1/4" x 1/4"   
 1/4" x 1/4"



10 ft   
 8

AC2

30 Par

Steel