

APPLICATION OR APEAL#: 30-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: William and Nicole Dial / Apex Horticulture LLC
Mailing Address: 1 Woods Rd
New Fairfield CT Phone#: 203-788-5650
Email: jonceraneira7@gmail.com

2) Premises located at: 1 Woods Rd on the (N S E W) side of the street
at approx. 150 feet (N S E W) from Ridgeway Rd (nearest intersecting road).

3) Property Owner Name: William and Nicole Dial
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 45 Block No.: 1 Lot No.: 14

5) Zone in which property is located: _____ Area of Lot: 0.1 acre

6) Dimensions of Lot: Frontage: 50' Average Depth: 84.8'

7) Do you have any Right of Ways or Easements on the property? right of way

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 install hot tub within 4 feet of property line in the location of old existing shed on top of existing pavers

*Hardship: lot size and property boundaries

*11) Date of Zoning Commission Denial: Jun 27, 2023

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

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

Setbacks Requested: Front to: _____ Rear to: 50' H 2'
Side to: _____ Side to: 20' 10'

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: 6/22/23



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: June 27, 2023

PROPERTY OWNER: William & Nicole Dial

PROPERTY ADDRESS: 1 Woods Road

APPLICANT/AGENT: Apex Horticulture LLC.

MAILING ADDRESS: 1 Woods Road

ZONING DISTRICT: R-44 MAP: 45 BLOCK: 1 LOT: 14

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:

3.0.6-Swimming Pools (A+B+C)

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

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

3.2.7-Maximum Building Area

3.2.8-Maximum Impervious Surface

3.2.11-Minimum Lot Dimensions

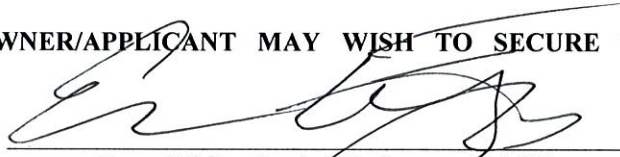
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

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.

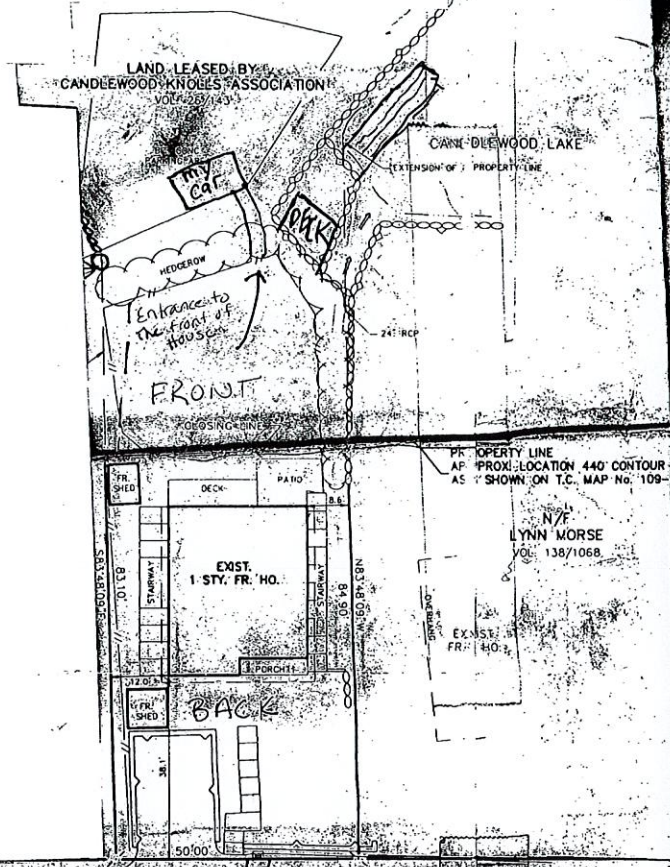


Evan White, Zoning Enforcement Officer
Town of New Fairfield

45-1-14

John Wilson
1 Woods Road

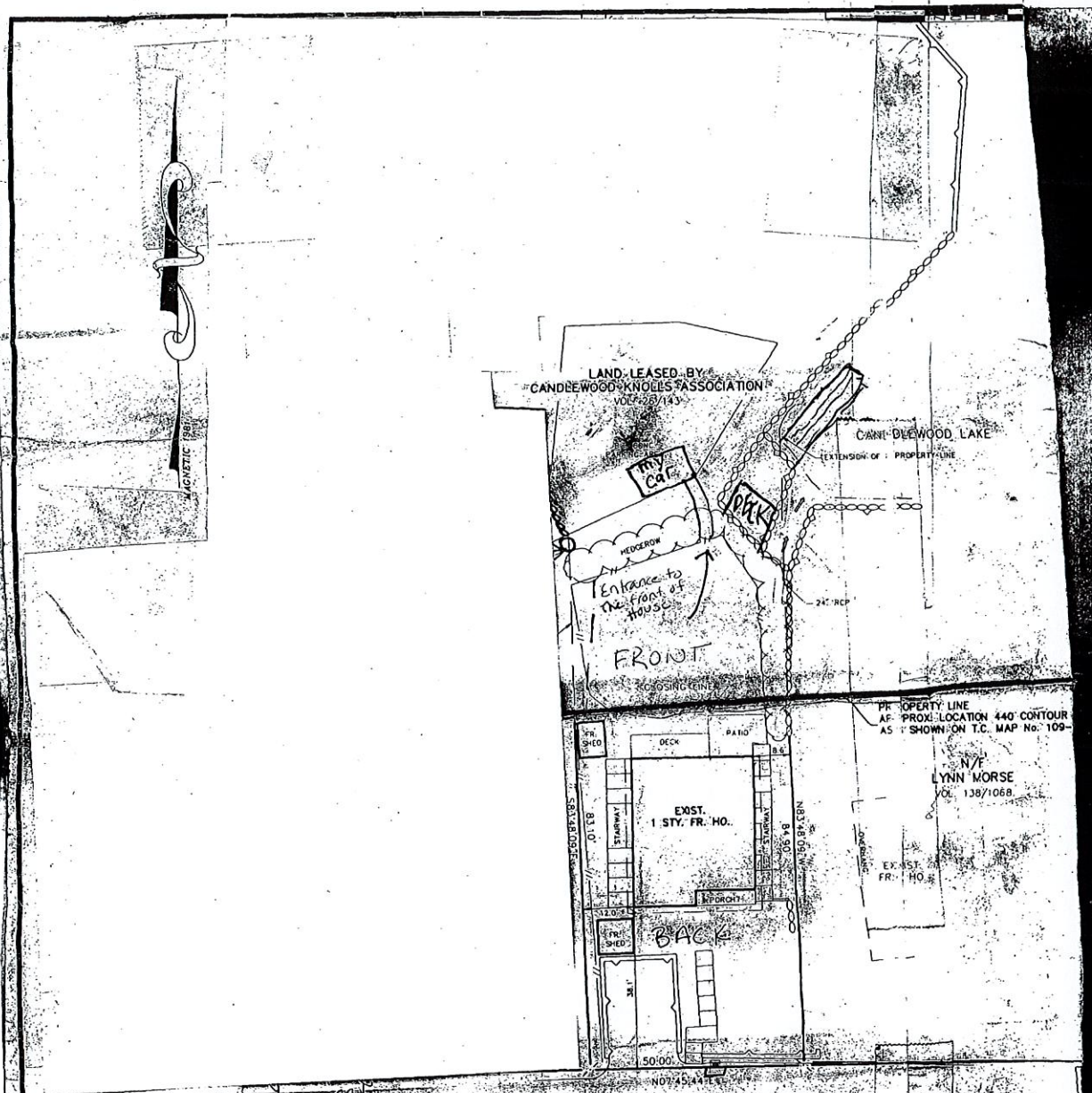
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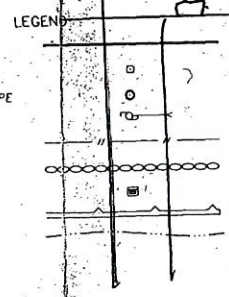
LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊙
WOOD FENCE	— · — · — · — · — · — · — · — ·
STONE WALL	— — — — — — — — — — — — — — — — — — — —
CATCH BASIN	■
RETAINING WALL	— — — — — — — — — — — — — — — — — — — —
WATER LINE	— — — — — — — — — — — — — — — — — — — —

Bill O'Boyle
203-943-4537



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- EXISTING MONUMENT
- EXISTING IRON PIN OR PIPE
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- WOOD FENCE
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- NOTES:
1. MAP REFERENCES: TOWN CLERK MAP Nos. 2484, 109-1 & 115
 2. DEED REFERENCES: TOWN CLERK VOL. 234/195.
 3. OFFSETS ARE TO FACE BUILDING

Woods Rd

