

APPLICATION OR APEAL#: 40-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Gordon Brown
Mailing Address: 27 candlewood dr.
New Fairfield, CT 06812 Phone#: 860 459 6960
Email: brown.gordon@academicandbehavioralsupport.com

2) Premises located at: 27 candlewood Drive on the (N S E W) side of the street
at approx. 50 feet (N S E W) from Glen Holly Rd (nearest intersecting road).

3) Property Owner Name: Tammy Knox, Trustee

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 39 Block No.: 7 Lot No.: 17

5) Zone in which property is located: R-44 Area of Lot: 43 Ac

6) Dimensions of Lot: Frontage: 450' 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? _____

If so, give dates and application numbers: _____

* 10) Proposal for which variance is requested: 20' by 22' deck off south east side of house.

* Hardship: Pre-existing, non-conforming, corner, narrow lot with significant ledge, and rear sloped lot.

11) Date of Zoning Commission Denial: Sept 24, 2020

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

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

Setbacks Requested: Front to: 40' to 19' Rear to: 40' to 17'
Side to: N/A Side to: N/A

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: 9/24/20



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: September 24, 2020

PROPERTY OWNER: Tammy Knox, Trustee

PROPERTY ADDRESS: 27 Candlewood Drive

APPLICANT/AGENT: Gordon Brown

MAILING ADDRESS: 27 Candlewood Road

ZONING DISTRICT: R-44 MAP: 39 BLOCK: 7 LOT: 17

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

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

Sections:

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

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

3.2.11-Minimum Lot Dimensions

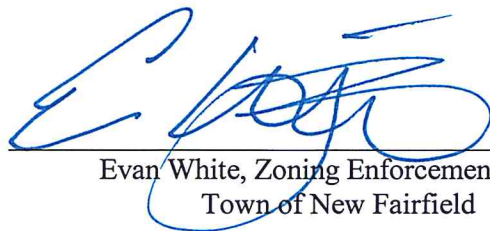
7.1.1.2-Improved Lots Not in Validated or Approved Subdivisions

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

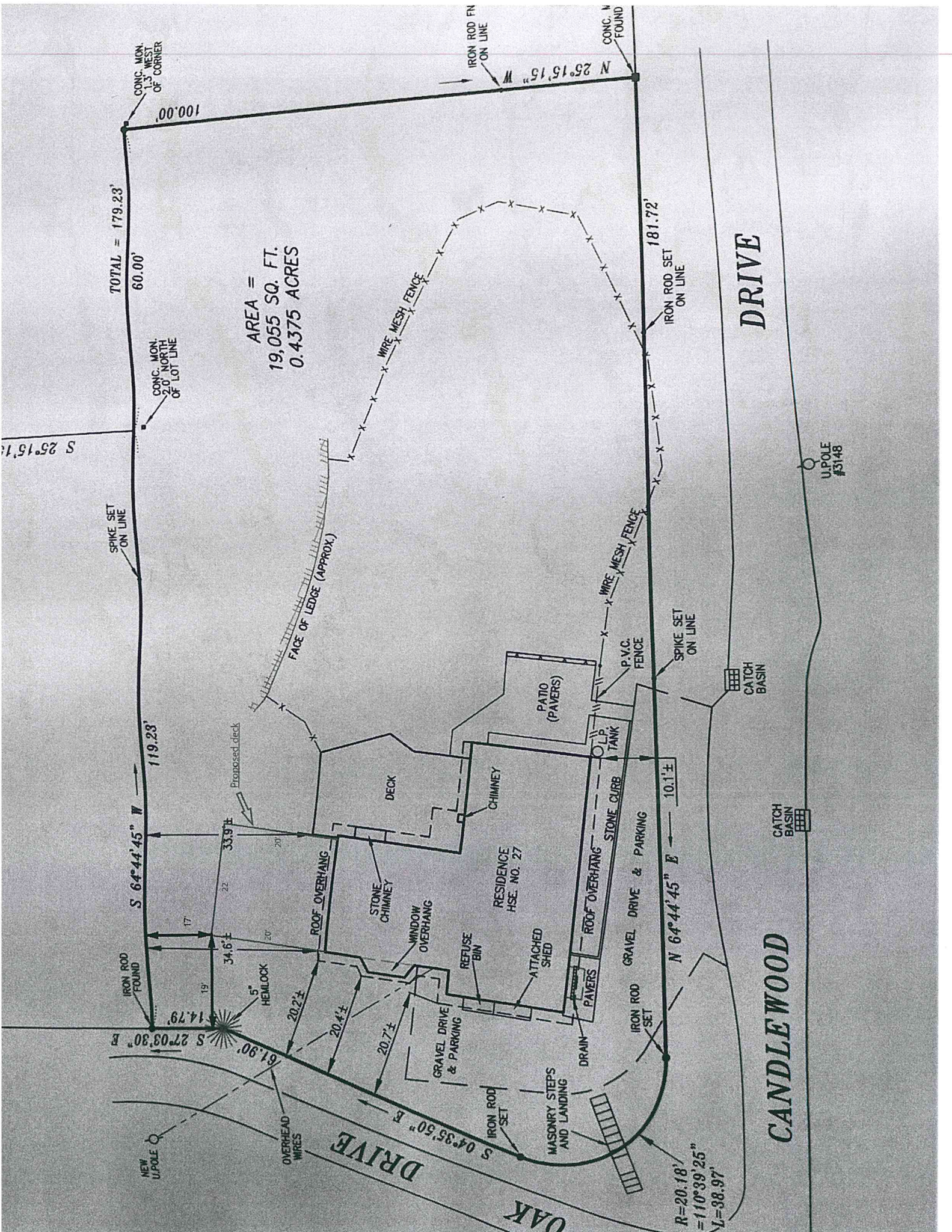
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

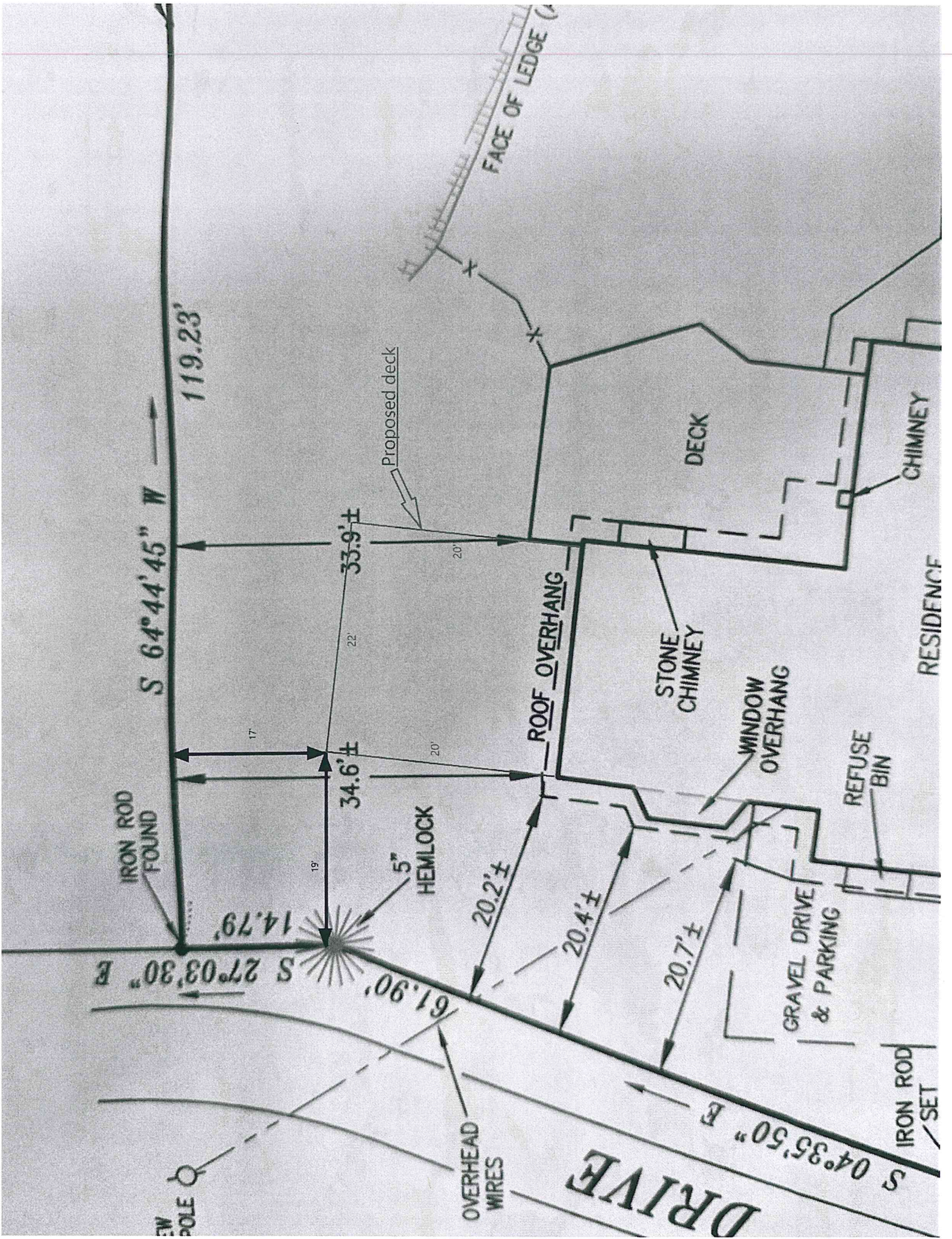
THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

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



Evan White, Zoning Enforcement Officer
Town of New Fairfield





S 64°44'45" W

119.23'

IRON ROD FOUND

S 27°03'30" E

NEW POLE

33.9'±

34.6'±

19'

14.79'

HEMLOCK
5"

OVERHEAD WIRES

DRIVE

S 04°35'50" E

IRON ROD SET

Proposed deck

20'

20'

20.2'±

20.4'±

20.7'±

ROOF OVERHANG

STONE CHIMNEY

WINDOW OVERHANG

GRAVEL DRIVE & PARKING

REFUSE BIN

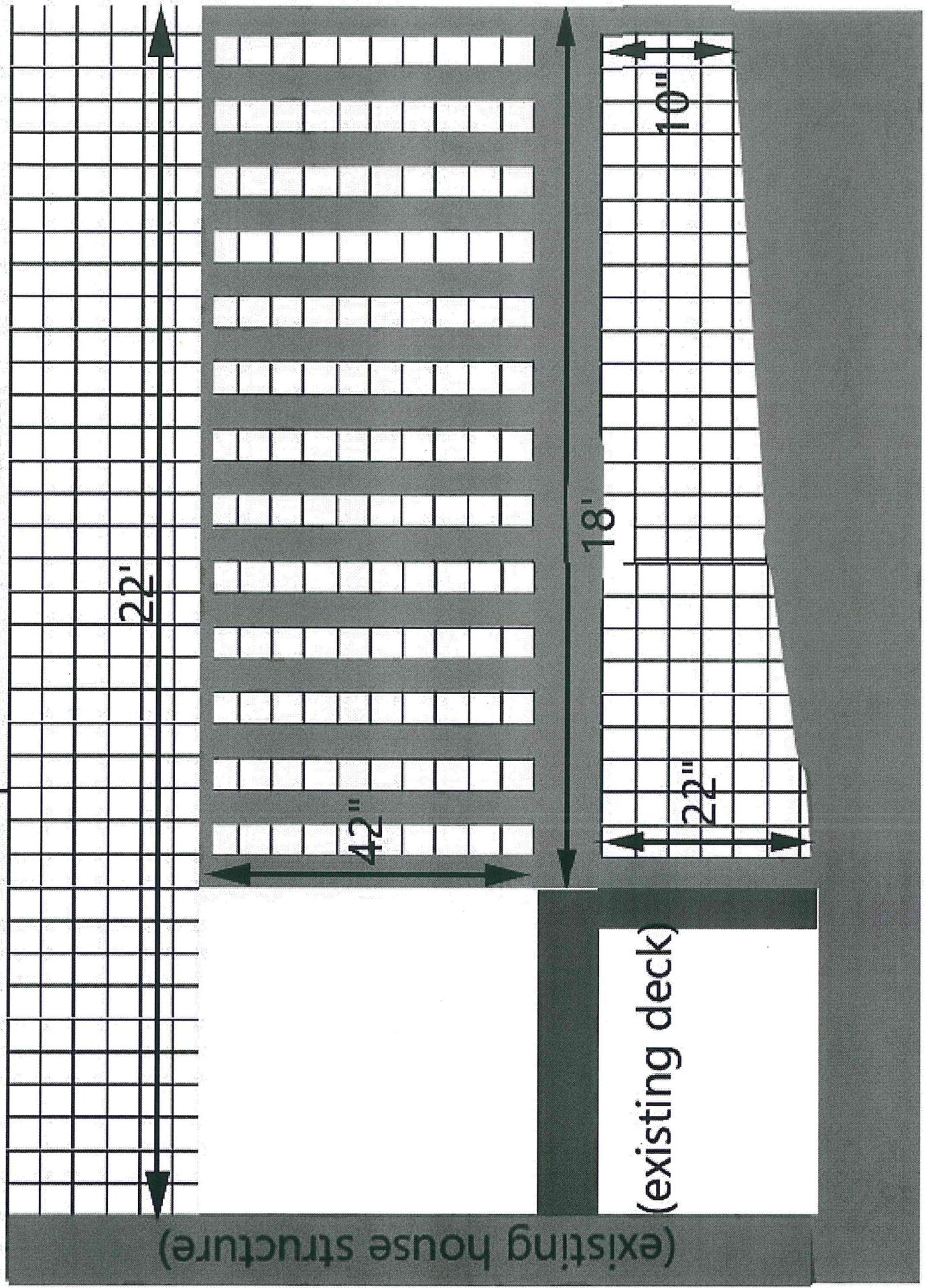
DECK

CHIMNEY

RESIDENCE

FACE OF LEDGE

Proposed deck SE view



Proposed deck N view

(existing house structure)

(existing deck structure)

