

Joe Reilly
Contractor
Agent

APPLICATION OR APEAL#: 44-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Franklin + Lisa Neves
Mailing Address: 26 Fox Run Box 400
New Fairfield Ct Phone#: 203-9486092
Email: seven4759@aol.com

2) Premises located at: 26 Fox Run on the (N S E W) side of the street
at approx. _____ feet (N S E W) from Laurel Lane (nearest intersecting road).

3) Property Owner Name: Franklin + Lisa Neves
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 1 Lot No.: 226

5) Zone in which property is located: R-44 Area of Lot: .85aa

6) Dimensions of Lot: Frontage: 221' Average Depth: 115'

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

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: Addtion - 1 master bedroom pool

Hardship: Pre-existing non conforming shape through out lot w/ significant slope + mostly ledge to the side + end of lot

11) Date of Zoning Commission Denial: _____

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

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

Setbacks Requested: Front to: _____ Rear to: _____
Side to: _____ Side to: _____

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: Franklin Neves Jr. Neves DATE: 9.20-2020

#2

RECEIVED

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: October 27, 2020

PROPERTY OWNER: Franklin & Lisa Neves

PROPERTY ADDRESS: 26 Fox Run (C.I.)

APPLICANT/AGENT: Joe Reilly

MAILING ADDRESS: 26 Fox Run (P.O. Box 400)

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 1 LOT: 226

Please be advised that the applicant would like to propose an addition for 1 master bedroom and a pool.

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

Sections:
3.2.8-Maximum Impervious Surfaces

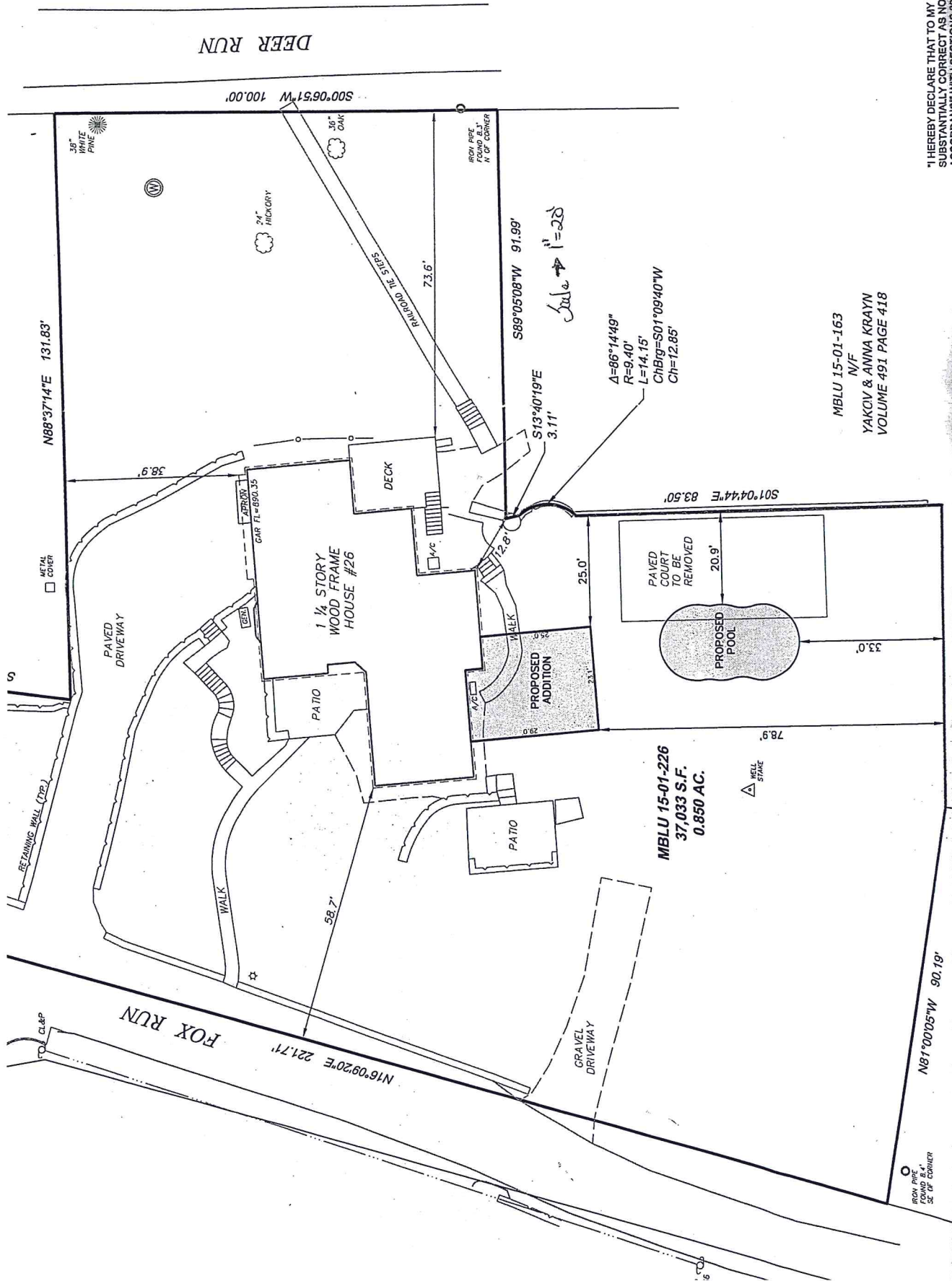
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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



MBLU 15-01-226
 37,033 S.F.
 0.850 AC.

MBLU 15-01-163
 N/F
 YAKOV & ANNA KRAYN
 VOLUME 491 PAGE 418

I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. IT HAS BEEN PREPARED ACCORDANCE WITH SECTIONS 26.100(1)-1 THROUGH 26.200(1)-20 OF THE