

APPEAL#: 08-21

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

1) Applicant: Jason Wood / Alain Courtaud

Mailing Address: 12 Fox Run / PO Box 82-CE

Phone#: 203 482 7581

Email (optional): acourtaud@google.com



2) Premises located at: 5 High Trail on the (N S E W) side of the street at approx. 100 feet (N S E W) from Fox Run (nearest intersecting road).

3) Property Owner Name: Jason Wood
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 15 Block No.: 4 Lot No.: 3

5) Zone in which property is located R-44 Area of Lot .45

6) Dimensions of Lot: Frontage: 175' Average Depth: 89'

7) Is the property within 500 feet of Danbury, Sherman or New York State? No

8) Have any previous applications been filed with ZBA on this property? No If so, give dates and/or variance numbers:

9) Proposal for which variance is requested Additional living space

HARDSHIP: Pre existing non conforming narrow lot

10) Date of Zoning Commission Denial: January 27, 2021

11) Variance(s) Requested: () USE (x) DIMENSIONAL

Zoning Regulations (sections)

Setbacks Requested: Front to: 40' to 24' Rear to: 23
Side to: 20' to 3,9' Side to: No required



12) Use to be made of property if variance is granted: Residential

13) 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: 1-21-21

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 1/19/21



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: January 27, 2021

PROPERTY OWNER: Jason Wood

PROPERTY ADDRESS: 5 High Trail

APPLICANT/AGENT: Jason Wood & Alain Courtaud

MAILING ADDRESS: 12 Fox Run

ZONING DISTRICT: R-44 MAP: 15 BLOCK: 4 LOT: 3

Please be advised that the owner would like to propose (SEE ATTACHED APPLICATION...Proposal for which variance is requested).

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 and Frontage (A)

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

3.2.11—Minimum Lot Dimensions

7.1.1.2-Improved Lots Not in a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building 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.



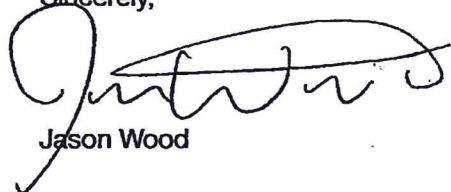
Evan White, Zoning Enforcement Officer
Town of New Fairfield

January 12, 2021

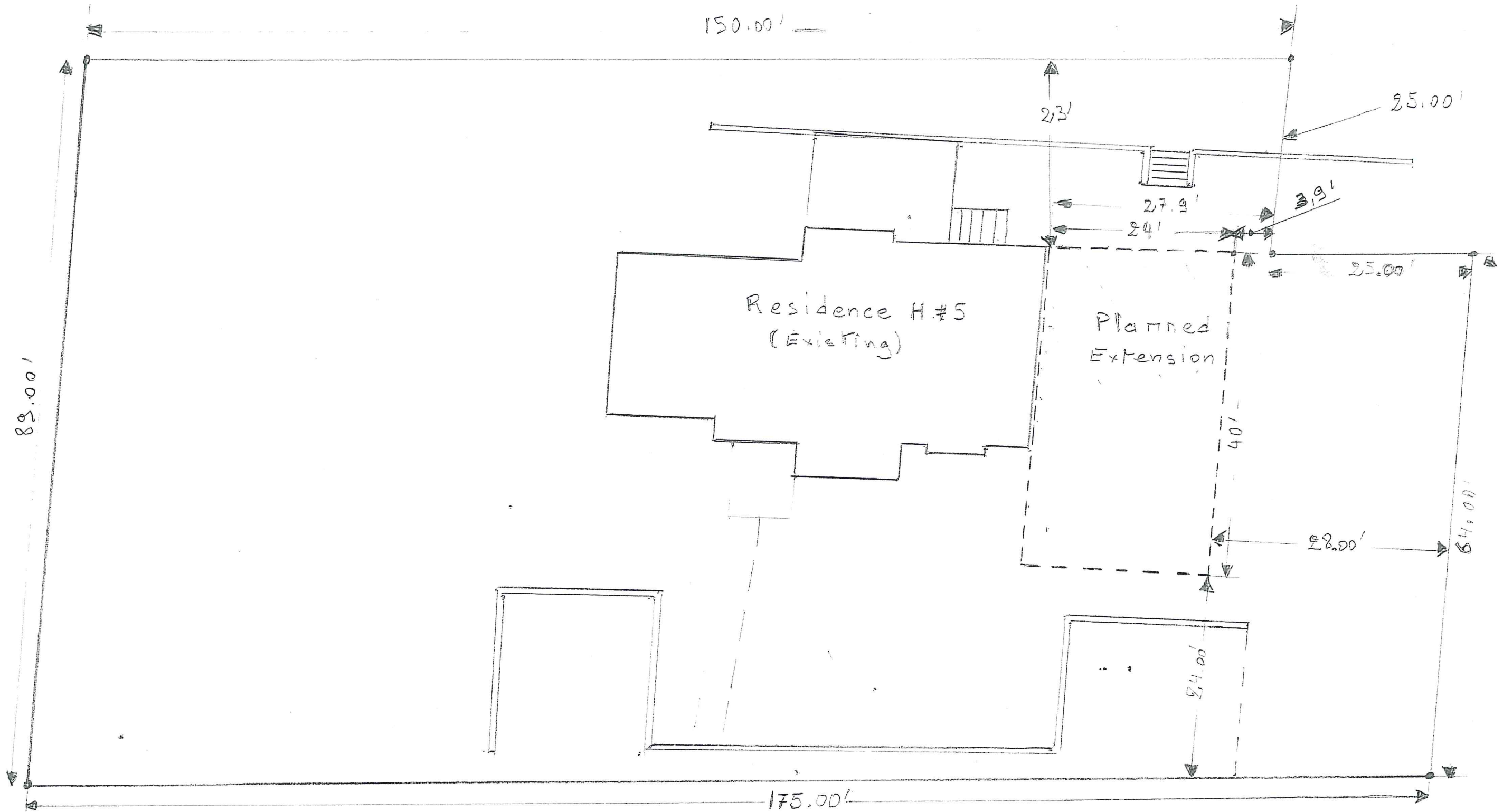
To Whom it May Concern,

I, Jason Wood, owner of residence at 5 High Trail Road, New Fairfield, CT, hereby appoint Alain Courtaud, resident at 12 Fox Run, New Fairfield, CT, as my agent to represent me for the purpose of applying to various departmental permits needed to upgrade my residence at 5 High Trail Road, as well as all necessary meetings on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Wood", written in a cursive style. The signature is positioned above the printed name "Jason Wood".

Jason Wood

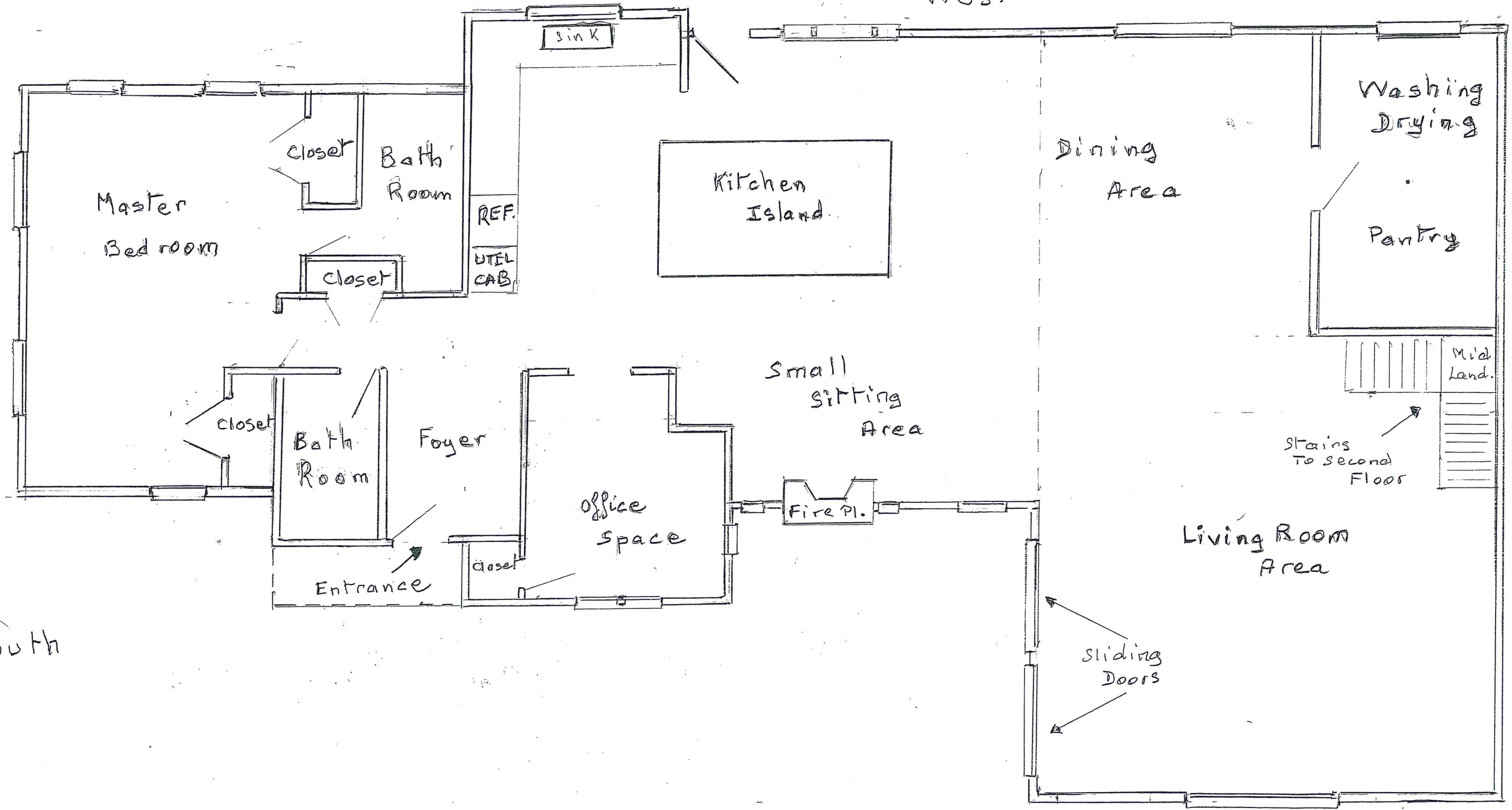


Total Land use = 2,815 sqf
 Lot size = 14,240 sqf

Residence #5 High Trail.

First Floor

↑ West

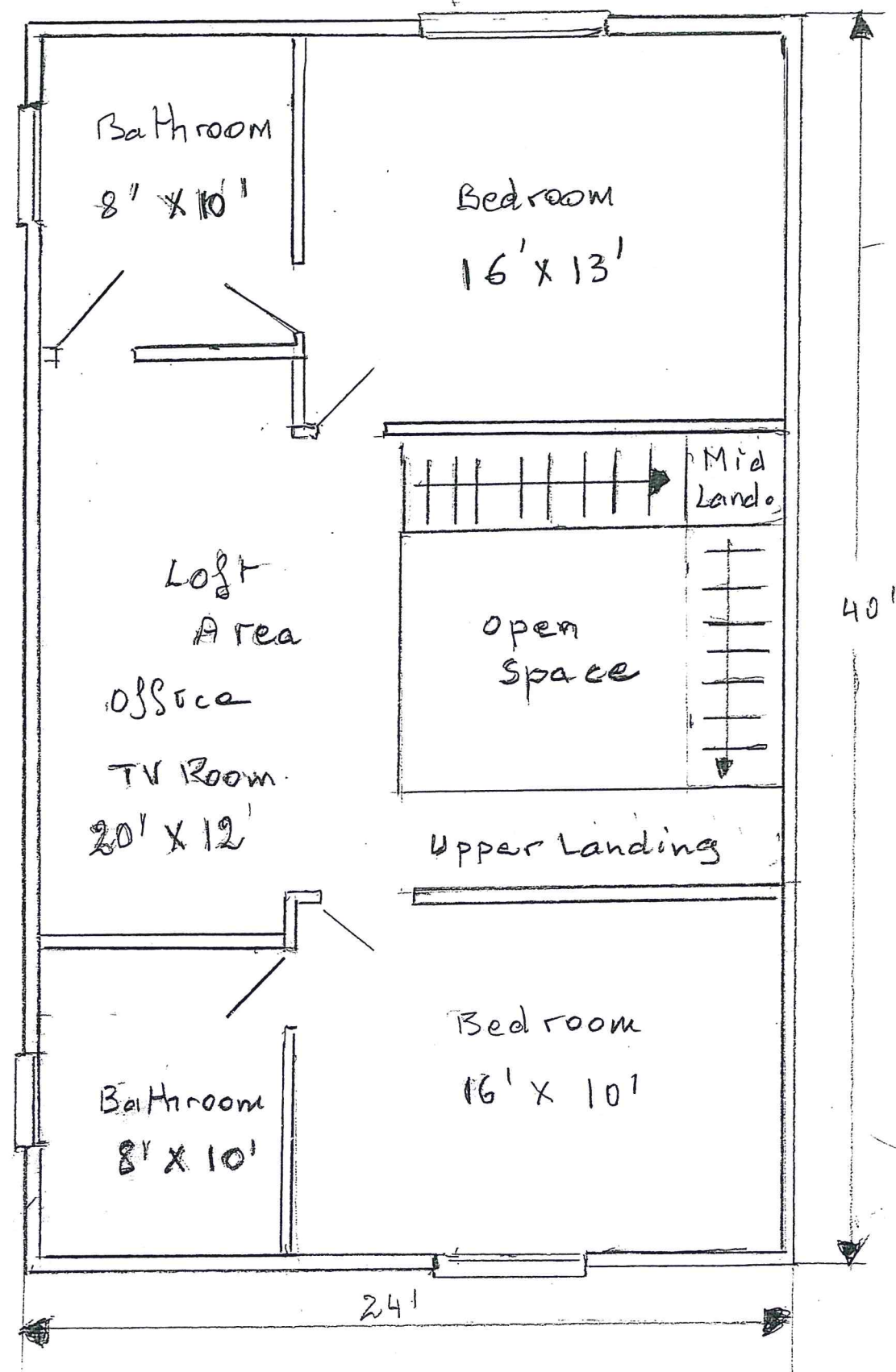


← South

↓ East

SCALE: 1 FT = 5mm

Second Floor



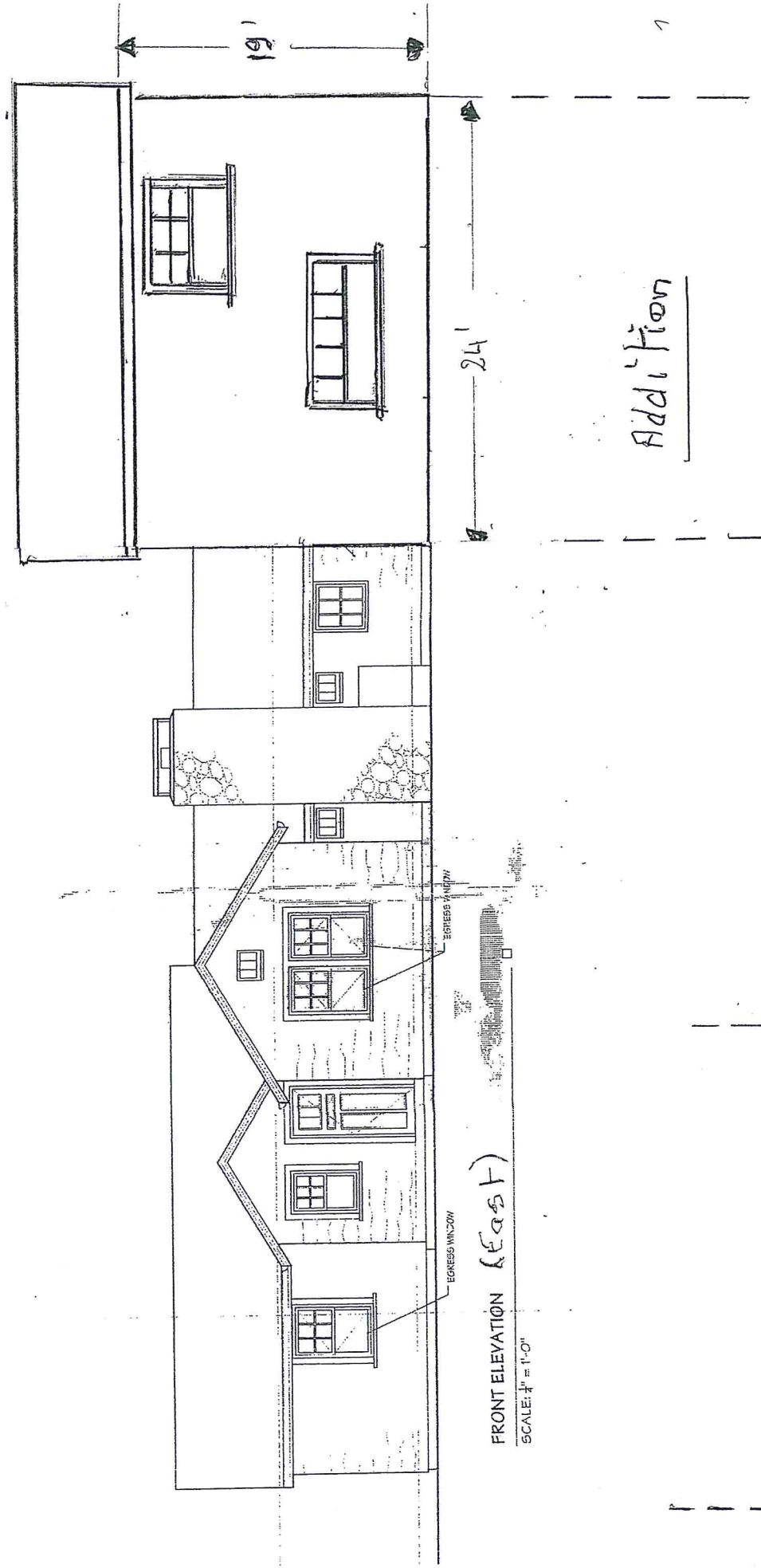
South
←

North
→

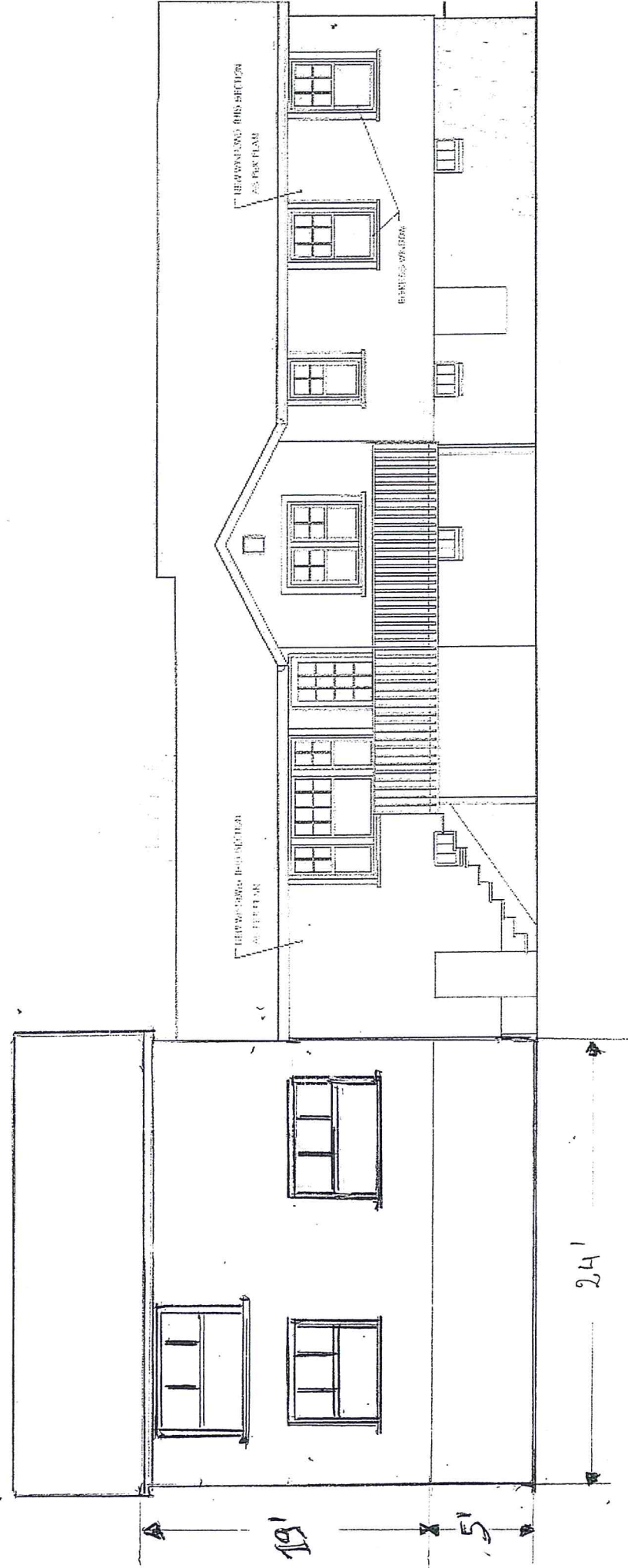
East
↓

Loft and stairs
Area lighted
with sky lights

Front - Rear Elevations



Addition



REAR ELEVATION (West)

SCALE: 1" = 1'-0"

