

APPLICATION TO NEW FAIRFIELD, ZONING BOARD OF APPEALS

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

APPEAL#: _____

1) Applicant: _____

Mailing Address: _____

Phone#: _____

Email (optional): _____

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

3) Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: _____ Block No.: _____ Lot No.: _____

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

6) Dimensions of Lot: Frontage: _____ Average Depth: _____

7) Is the property within 500 feet of Danbury, Sherman or New York State? _____

8) Have any previous applications been filed with ZBA on this property? _____ If so, give dates and/or variance numbers: _____

9) Proposal for which variance is requested _____

HARDSHIP: _____

10) Date of Zoning Commission Denial: _____

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

Zoning Regulations (sections) _____

Setbacks Requested: Front to: _____ Rear to: _____

Side to: _____ Side to: _____

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

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: _____

SIGNATURE OF OWNER OR AGENT: _____ DATE: _____

FOR ADDITIONAL INSTRUCTIONS, SEE REVERSE SIDE

INSTRUCTIONS FOR FILING A ZBA APPLICATION

A completed ZBA application consists of the following:

1. A completed application form.
2. For a variance attach the verification of Non Compliance form from the Zoning Enforcement Officer
3. When appealing a Cease & Desist Order attach a copy of the Order
4. A plot plan showing the location of all existing and proposed buildings, with sizes drawn to scale. If setbacks are involved, an A-2 survey showing exact setback distances from the property lines to the nearest point of any proposed construction may be required. Check with the Zoning Enforcement Officer.
5. When construction is involved, exterior drawings to scale showing complete elevations.
6. For new building construction, a letter from the Town Sanitarian stating if the Septic System is in the only possible location **AND** if the type of Septic System used is the only type of Septic System possible.
7. The application fee of \$230.00 must be submitted with the application. Checks are made payable to the Town of New Fairfield.

OTHER INFORMATION

1. All applicants are ***strongly encouraged*** to visit the ZBA website at **www.newfairfield.org** for additional information processes and procedures. Click on the disclaimer, then on Boards and Commissions, then on ZBA.
2. Obtaining a variance or having a cease & desist overturned does not waive the requirement for other permits. You should check with the Health Department, Zoning Enforcement Officer, and Building Inspector to determine what other actions may be required.
3. In some cases, the Zoning Enforcement Officer requires a survey after construction.

Please check with the ZEO's office for additional information.