

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: Reza & Esperanza Marandi
Mailing Address: 4 Swarthmore Road, Scarsdale, NY 10583
Phone#: 917 444-2822
Email: Marandi5246@gmail.com

2) Premises located at: 31 Inglenook Dr., New Fairfield CT. 06812 on the (N S E W) side of the street at approx. 748 feet (N S E W) from Inglenook Dr. (nearest intersecting road).

3) Property Owner Name: Reza & Esperanza Marandi
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 41 Block No.: 8 Lot No.: 38

5) Zone in which property is located: 1 Area of Lot: .2 AC

6) Dimensions of Lot: Frontage: 76.23 Ft Average Depth: 155.69 ft

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? yes

If so, give dates and application numbers: 8/19/2020 Application # 29-20

10) Proposal for which variance is requested: We are proposing to install a hot tub 6'-8" x 6'-8"

Hardship: This property has a pre-existing non conforming, narrow lot with significant slop and rock ledge at which it does not allow us to install this hot tub on any other location, except the proposed location. Therefore, we are requesting Front variance from 40 feet to 21 feet. ****Note: Eastside variance was approved on first application, from 20 feet to 8 feet.

11) Date of Zoning Commission Denial: May 25, 2021

12) Variance(s) Requested: () USE () DIMENSIONAL
Zoning Regulations (sections): See attached Non-Compliance Letter

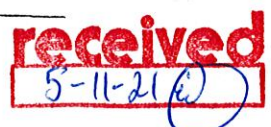
*****A privacy fence (6ft x 8ft) was installed to help with the front variance

Setbacks Requested: Front to: 40 feet to 21 feet Rear to: NA
Side to: East side 20 ft to 8 ft Side to: NA

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: 5/7/2021



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE
FROM: Evan White, Zoning Enforcement Officer
DATE: May 25, 2021
PROPERTY OWNER: Reza & Esperanza Marandi
PROPERTY ADDRESS: 31 Inglenook Road
APPLICANT/AGENT: Reza & Esperanza Marandi
MAILING ADDRESS: 31 Inglenook Road
ZONING DISTRICT: R-44 **MAP:** 41 **BLOCK:** 8 **LOT:** 38

Please be advised that the owner are proposing to install a hot tub 6'x8" X 6'x8"

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

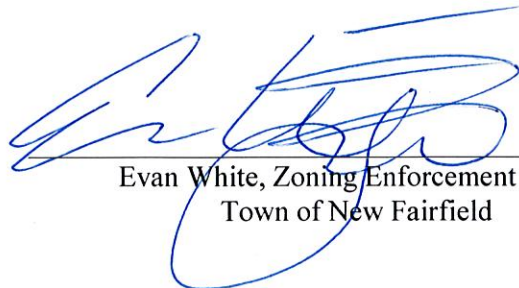
Sections:

- 3.0.6-Swimming Pools (B)
- 3.2.5-Minimum Lot Area and Frontage (A)
- 3.2.6-Minimum Building and Structure Setbacks (A+B)
- 3.2.11-Minimum Lot Dimensions
- 7.1.1.1-Improved Lots in a Validated or Approved Subdivision or Resubdivision (A+B)
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Building 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.

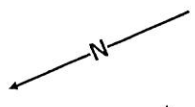


Evan White, Zoning Enforcement Officer
Town of New Fairfield

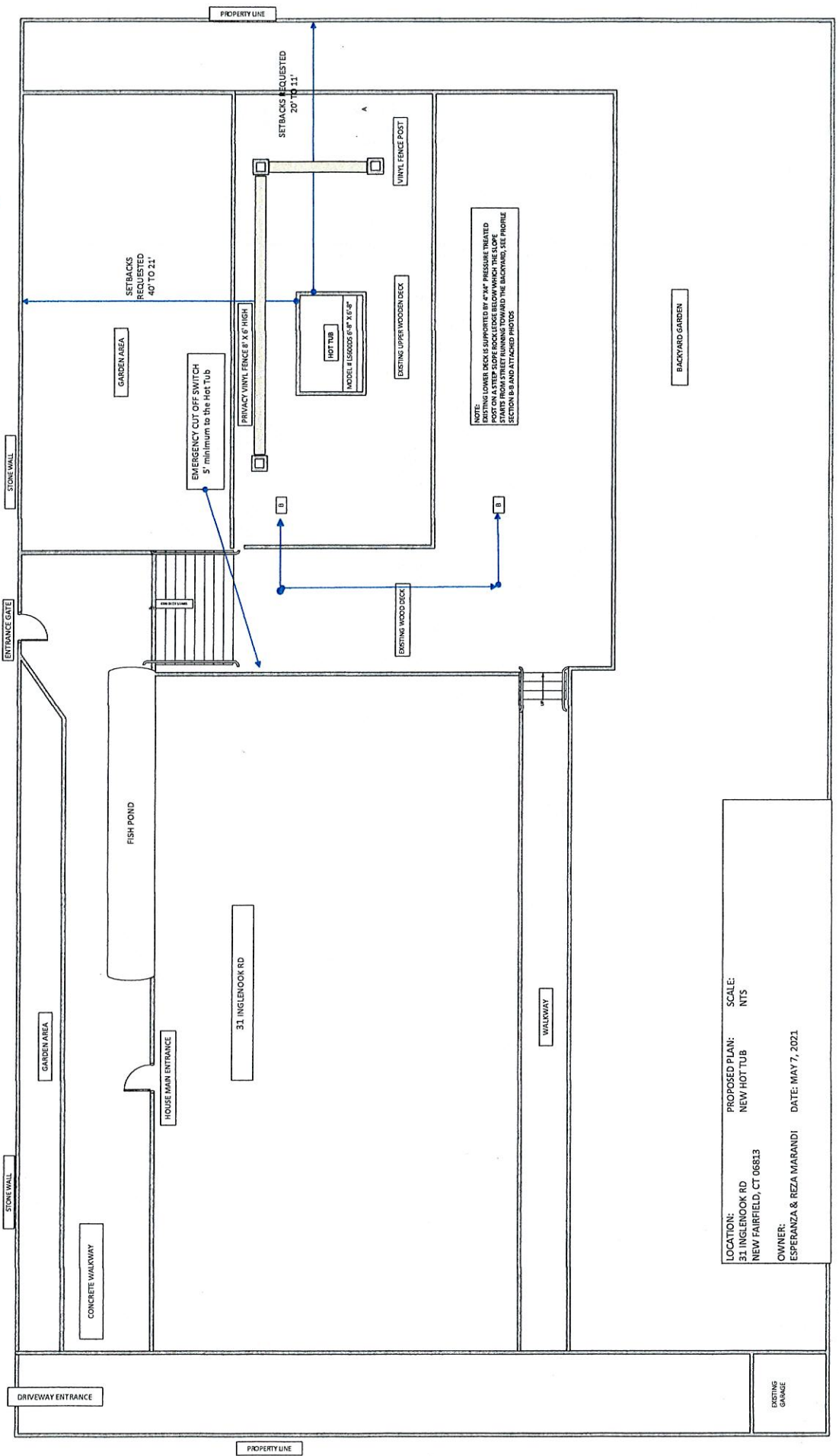
ZONING BOARD OF APPEALS

JUN 24 2021

PROPOSAL



INGLENOOK DR

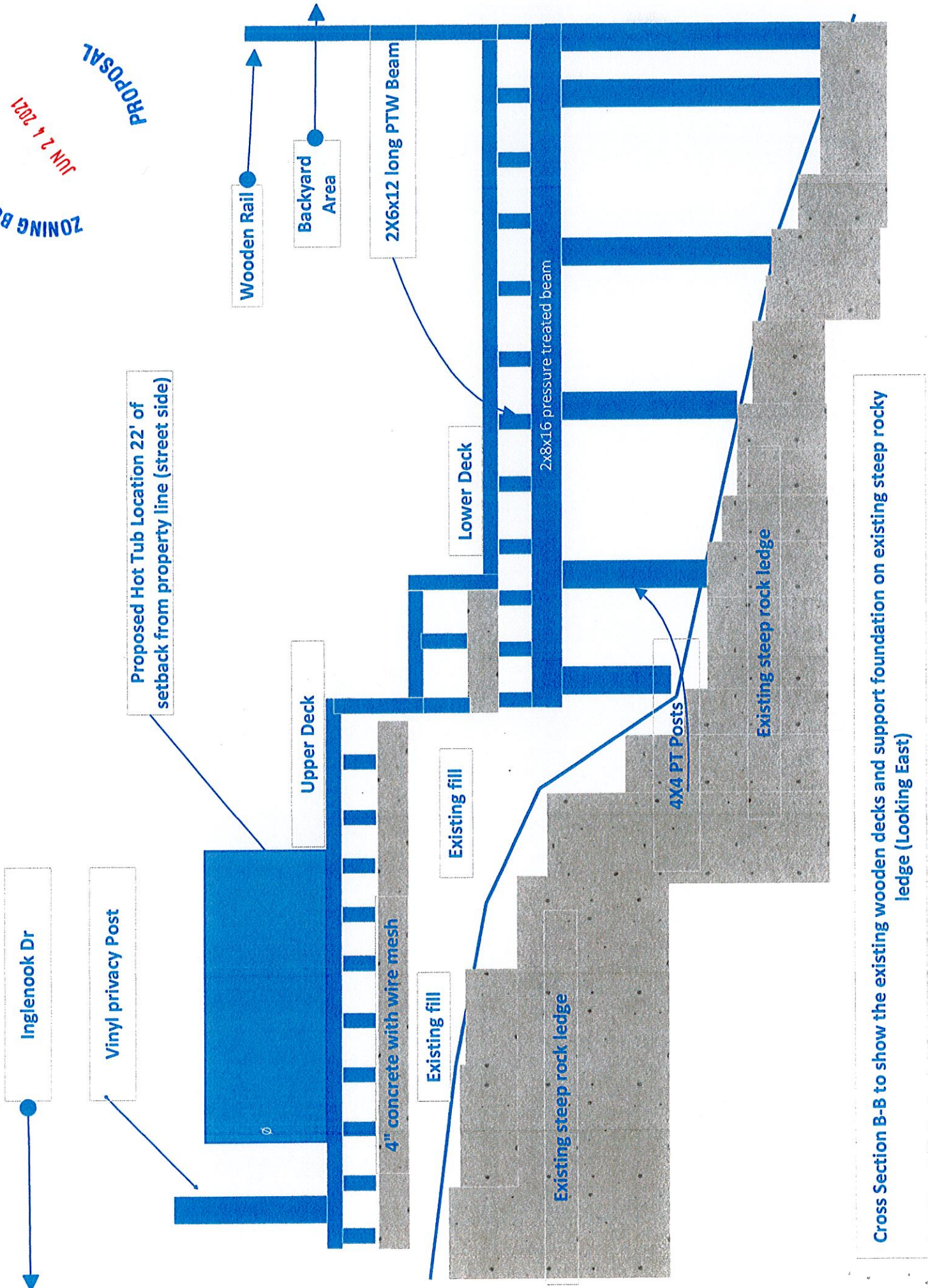


LOCATION: 31 INGLENOOK RD
 NEW FAIRFIELD, CT 06813
 OWNER: ESPERANZA & REZA MARANDI
 DATE: MAY 7, 2021

PROPOSED PLAN: NEW HOT TUB
 SCALE: NTS

EXISTING GARAGE

ZONING BOARD OF APPEALS
JUN 21 2021
PROPOSAL



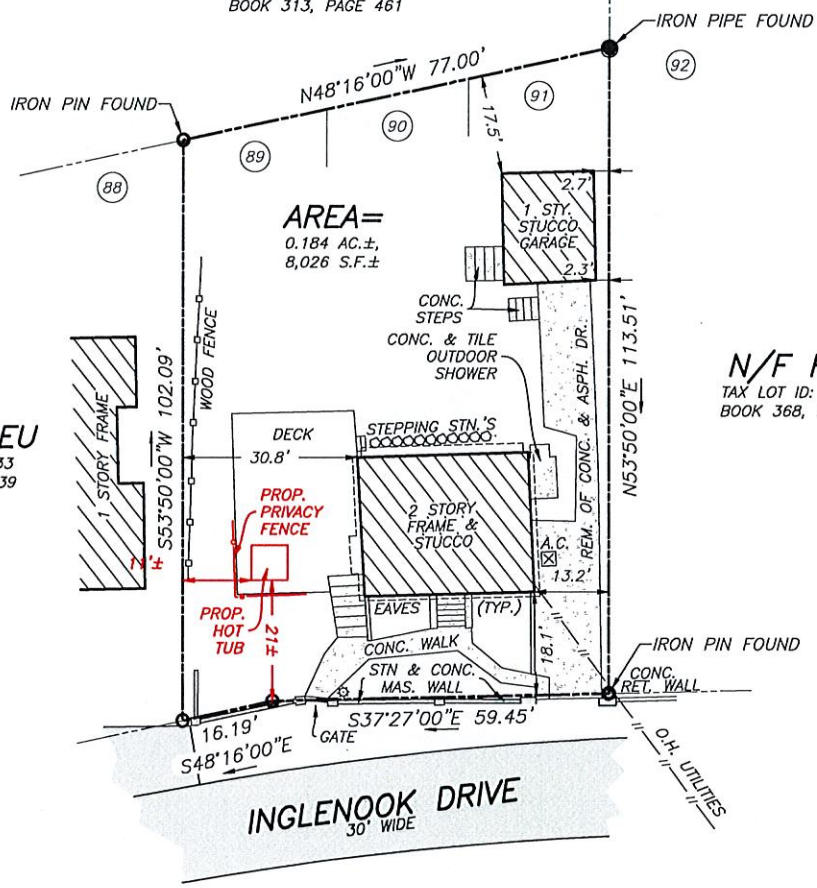
Cross Section B-B to show the existing wooden decks and support foundation on existing steep rocky ledge (Looking East)



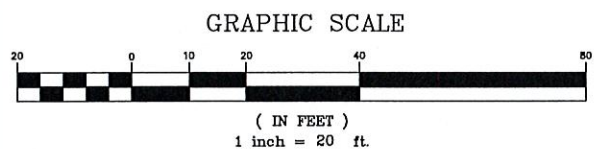
N/F HEPP
 TAX LOT ID: 41-8-50
 BOOK 313, PAGE 461

N/F BEAULIEU
 TAX LOT ID: 41-8-33
 BOOK 317, PAGE 1039

N/F FENG
 TAX LOT ID: 41-8-41
 BOOK 368, PAGE 982



AREA=
 0.184 AC.±,
 8,026 S.F.±



COVERAGE ZONING TABLE - R44				
	AREA (S.F.)	BUILDING AREA (S.F.)/%	IMP. SURFACE (S.F.)/%	
ALLOWABLE	43560	1204 20.0%	803 10.0%	
EXISTING	8026	1055 13.1%	2119 26.4%	
PROPOSED	N/A	1055 13.1%	2158 26.9%	

REVISIONS

DATE	DESCRIPTION	BY
5/8/21	REV. PROPOSED LOCATION	EF

CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A LIMITED BOUNDARY/PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 219 ON FILE WITH THE NEW FAIRFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

EVAN J. FOGLE, P.L.S. CT. LICENSE NO. 70432



PLOT PLAN/PROPERTY SURVEY

PREPARED FOR
REZA & ESPERANZA MARANDI

BEING
LOT NoS. 89, 90, & 91
 (T.C. MAP No. 219)

ALSO KNOWN AS
31 INGLENOOK DRIVE
 SITUATE IN THE

TOWN OF NEW FAIRFIELD FAIRFIELD CO., CT.
SCALE: 1" = 20' **SEPTEMBER 15, 2020**

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SURVEYOR'S SEAL

MAP NOTES

- THIS SURVEY WAS CONDUCTED ON THE GROUND ON SEPTEMBER 15, 2019.
- PROPERTY LOCATED IN ZONE 1 ZONING DISTRICT.
- PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES. UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
- REFERENCES MADE TO TOWN CLERK MAP No. 219, AS WELL AS BOOK 281 PAGE 688.
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.

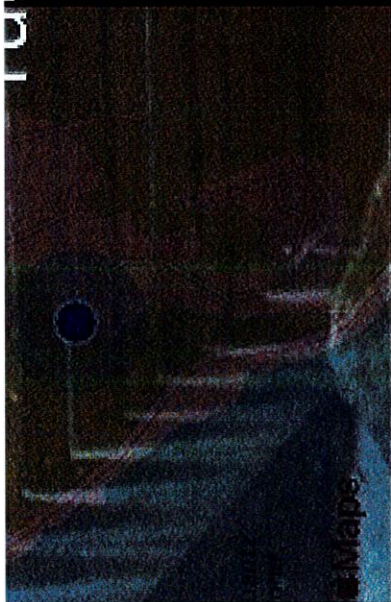
FIELD PARTY: EF DRAWN BY: EF CHECKED BY: EF

JOB NO. 41-8-50 (REZA & ESPERANZA MARANDI 2020)

Inglennok Rd, Fairfield
Tuesday, April 20, 2021 at 3:25:23 PM



Tuesday, April 20, 2021 at 3:20:40 PM



ZONING BOARD OF APPEALS
JUN 21 2021
PROPOSAL



ZONING BOARD OF APPEALS
JUN 24 2021
PROFESAL

PETRO PRO
1-800-545-4000

Friday, April 20, 2021 12:07 PM

Inglenook Rd, Fairfield
Tuesday, April 20, 2021 at 3:26:26 PM



Maps

TOWNSHIP

17500

Inglennook Rd, Fairfield
Tuesday, April 20, 2021 at 3:25:34 PM

