

APPLICATION OR APPEAL#: 28-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: LISA KELLTOS
Mailing Address: 8 MULLER ST.
New Fairfield, CT 06812 Phone#: 917.224.6358
Email: lkeltos@gmail.com

2) Premises located at: 8 MULLER ST. (4th house on right) on the (N S E W) side of the street
at approx. 400 feet (N S E W) from WILSON (nearest intersecting road).

3) Property Owner Name: Kenneth Keltos

Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 31 Block No.: 4 Lot No.: 10

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

6) Dimensions of Lot: Frontage: 100 ft Average Depth: 100 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? NO

If so, give dates and application numbers: N/A

10) Proposal for which variance is requested: would like to put a 7.5 x 7.5 hot-
an left side of property

Hardship: Pre-existing non-conforming narrow & shallow lot

11) Date of Zoning Commission Denial: July 28, 2020

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

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

setbacks Requested: Front to: 40' to 16' 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: _____ DATE: 7/23/20

ZONING BOARD OF APPEALS

AUG 20 2020

PROPOSAL #5

Received

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: July 28, 2020

PROPERTY OWNER: Lisa & Kenneth Keltos

PROPERTY ADDRESS: 8 Muller Street

APPLICANT/AGENT: Lisa & Kenneth Keltos

MAILING ADDRESS: 8 Muller Street

ZONING DISTRICT: R-44 MAP: 31 BLOCK: 4 LOT: 10

Please be advised that the applicant would like to put a 7.5' x 7.5' hot tub on the left side of property.

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 & Frontage (A & B)
- 3.2.6-Minimum Building & Structure Setbacks (A)
- 3.2.11-Minimum Lot Dimensions
- 7.1.12-Improved Lots Not In a Validated or Approved Subdivision
- 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.

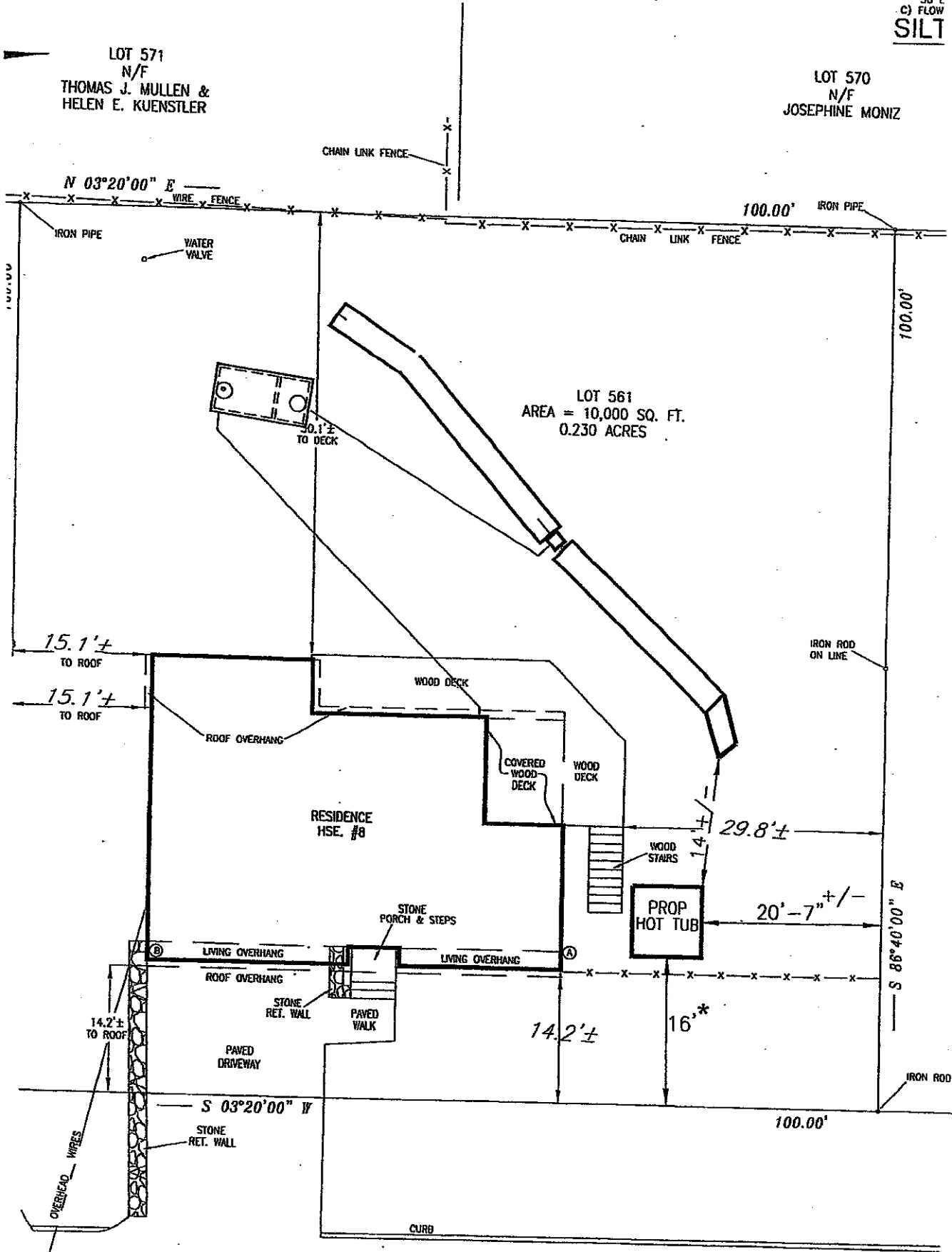
IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

LOT 571
 N/F
 THOMAS J. MULLEN &
 HELEN E. KUENSTLER

LOT 570
 N/F
 JOSEPHINE MONIZ



FRONT = 40'
 SIDE = 20'
 REAR = 50'

MULLER STREET