

APPLICATION OR APEAL#: 29-20



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: 31 Inglenook Drive, New Fairfield CT, 06812
Phone#: 917 444-2822
Email: marandi5246@gmail.com

2) Premises located at: 31 Inglenook Drive, New Fairfield CT, 06812 on the (N S E W) side of the street at approx. 748 Ft feet (N S E W) from Inglenook Rd. A (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? no

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: We are proposing to install a hot tub 6-8 ft x 6.8 ft

Hardship: This property has a Pre-existing non conforming, narrow lot with significant slope and ledge at which it does not allow us to install this hot tub on any other location, except the proposed location. Therefore, we are required two variances, 1) from the front (20 Feet) 2) East side (10 ft) As shown bellow.

11) Date of Zoning Commission Denial: 8/15/20

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

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

Setbacks Requested: Front to: 40 ft to 20 ft Rear to: N/A

Side to: East side 20 ft to 8 ft Side to: N/A



13) Use to be made of property if variance is granted: Installation of a hot tub

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: 8/19/2020



**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan White, Zoning Enforcement Officer

DATE: August 25, 2020

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 would like to install a hot tub (6.8' x 6.8').

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

31 Inglebrook Dr

Search Results

60

Parcel Details

Return To Search Results

31 INGLEBROOK DR



TERLIZI ADELE

31 INGLEBROOK DRIVE
NEW FAIRFIELD, CT 06812

Parcel ID: 277300

Lot Size (AC): 0.2

Parcel Value: 123800

83A

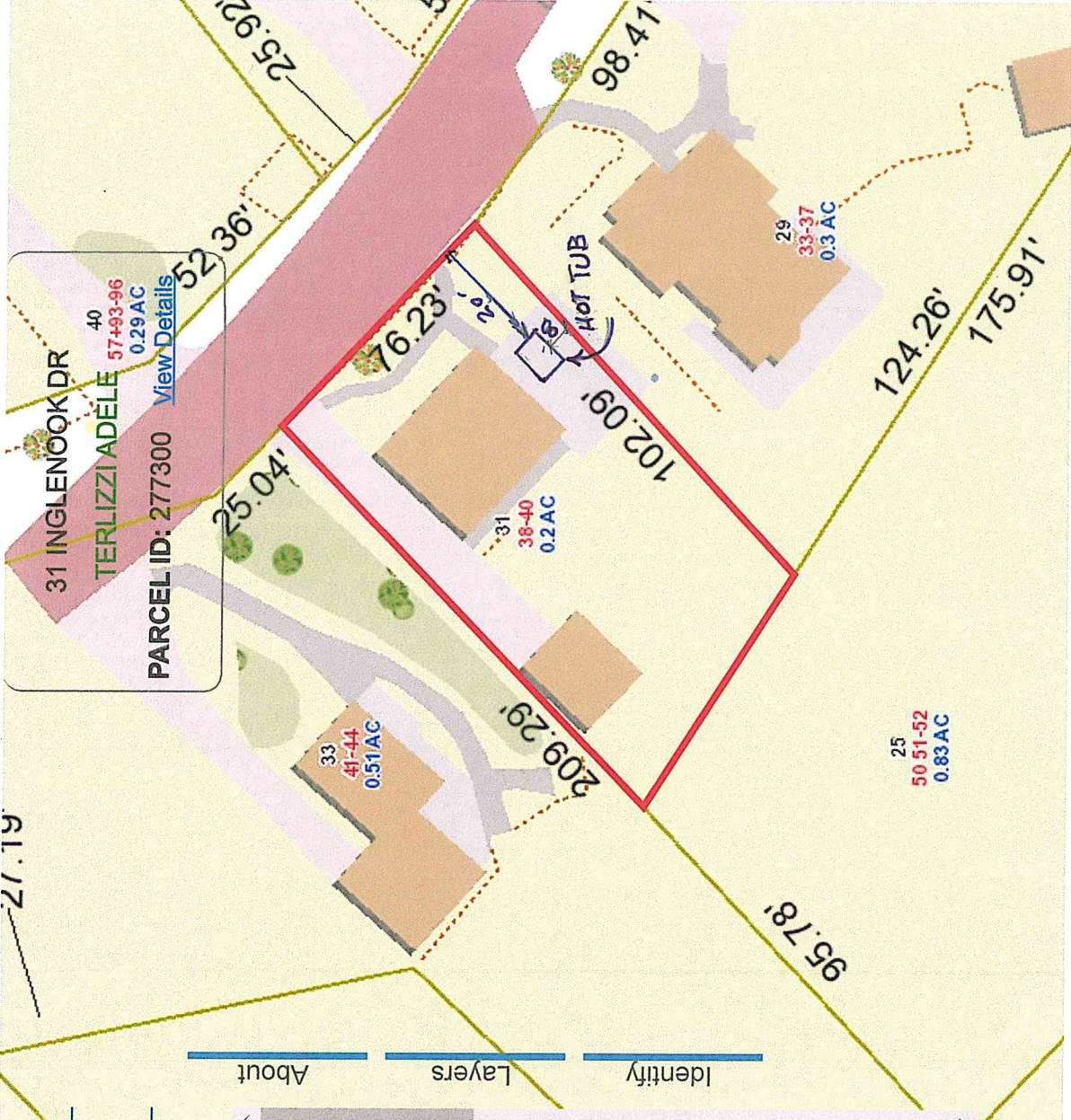
Links [4.07 Aerial](#) [Satellite](#) [Butters](#)

Parcel Details

Property Map

Add Detail

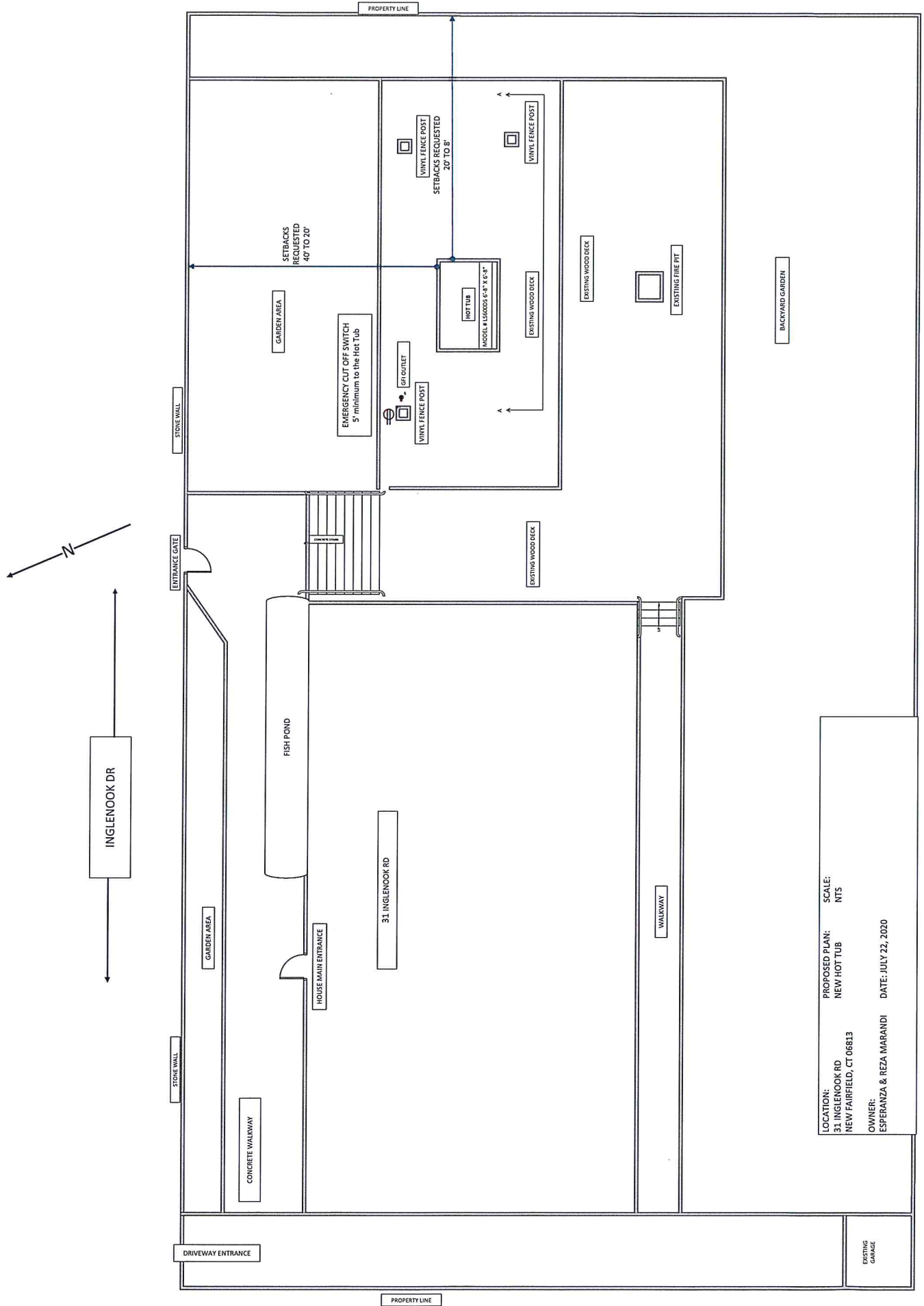
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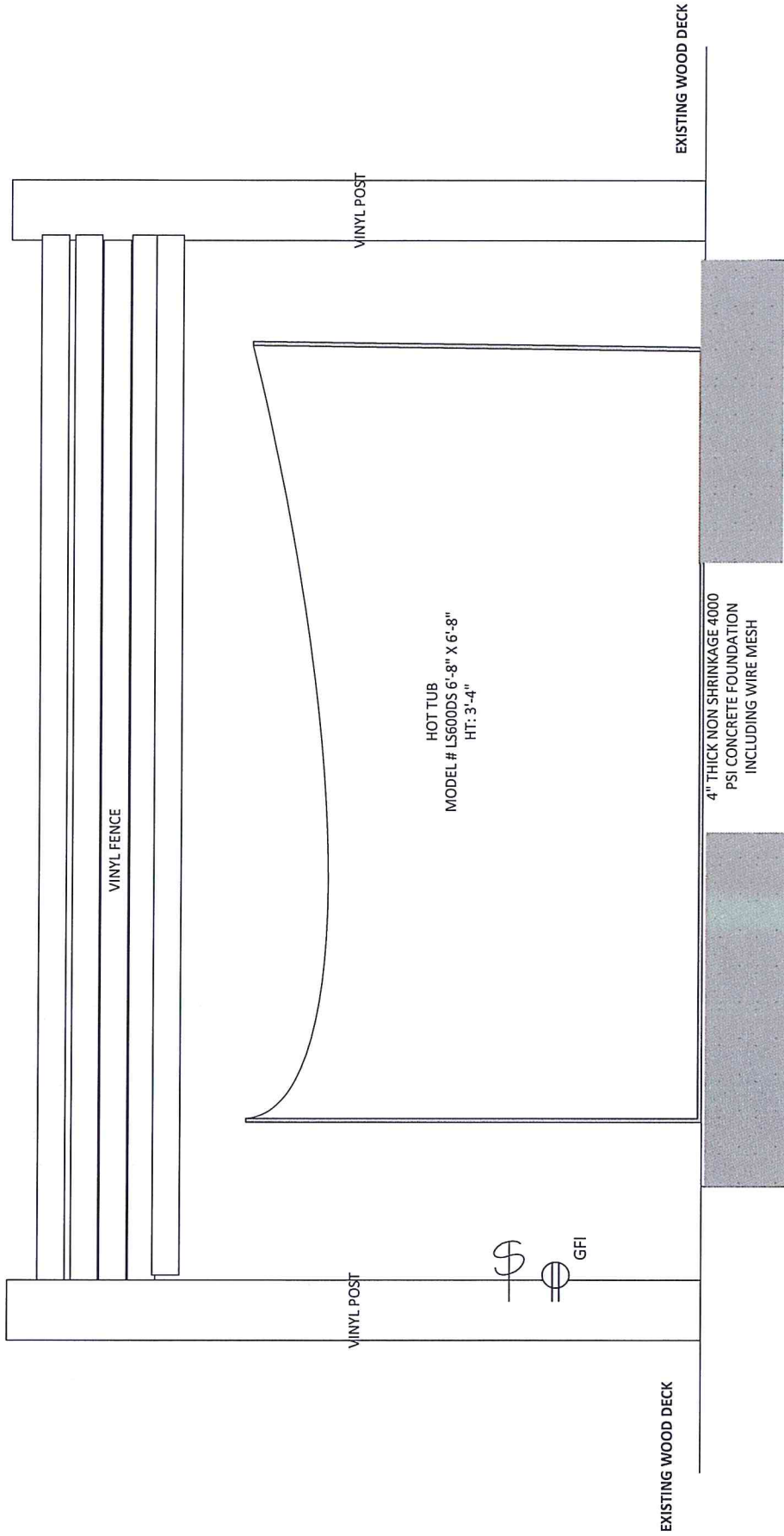
Tight&Bond

Email Map Link



LOCATION: 31 INGLEBROOK RD
 NEW FAIRFIELD, CT 06813
 OWNER: ESPERANZA & REZA MARANDI
 DATE: JULY 22, 2020
 PROPOSED PLAN: NEW HOT TUB
 SCALE: NTS

EXISTING GARAGE



LOCATION:
31 INGLENOOK RD
NEW FAIRFIELD, CT 06813

OWNER:
ESPERANZA & REZA MARANDI

PROPOSED PLAN:
HOT TUB

PAGE NO:
2 OF 2

SCALE:
NTS

- CONSTRUCTION DETAILS:
1. PREPARE THE FOUNDATION BOX 6'-8" X 6'-8"
 2. INSTALL 1" GRAY PVC CONDUIT UP TO THE HOT TUB EQUIPMENT COMPARTMENT
 3. PREPARE AND PLACE 4000 PSI NON SHRINKAGE CONCRETE INCLUDING WIRE MESH
 4. PLACE THE HOT TUB ON TOP OF THE CONCRETE FOUNDATION & RUN WIRE FROM THE HOT TUB TO THE EQUIPMENT COMPARTMENT
 5. INSTALL 1" GRAY PVC CONDUIT FROM THE EQUIPMENT COMPARTMENT TO THE MAIN CIRCUIT BREAKER PANEL
 6. RUN WIRE FROM THE DISCONNECT SWITCH TO THE BREAKER PANEL
 7. TEST THE SYSTEM FOR PROPER OPERATION
 8. ELECTRICIAN TO CALL FOR FINAL INSPECTION