

APPLICATION OR APEAL#: 45-20

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

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

1) Applicant: LISA KEITOS

Mailing Address: 8 MULLER ST.

New FAIRFIELD CT 06812 Phone#: 917.224.6358

Email: lkeitos@gmail.com

2) Premises located at: 8 MULLER ST. (4th house on right, white privacy fence) 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 Keitos

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: Hot tub & patio back yard

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

11) Date of Zoning Commission Denial: October 27, 2020

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

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

Setbacks Requested: Front to: _____ Rear to: 50' to 40.5'
Side to: _____ Side to: _____

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

#3

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: 10.21.20

received
10-21-2020

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: October 27, 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 place a hot tub & patio in the back of the 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 (C)

3.2.11-Minimum Lot Dimensions

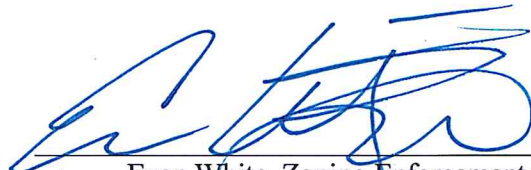
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B)

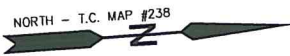
THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

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.

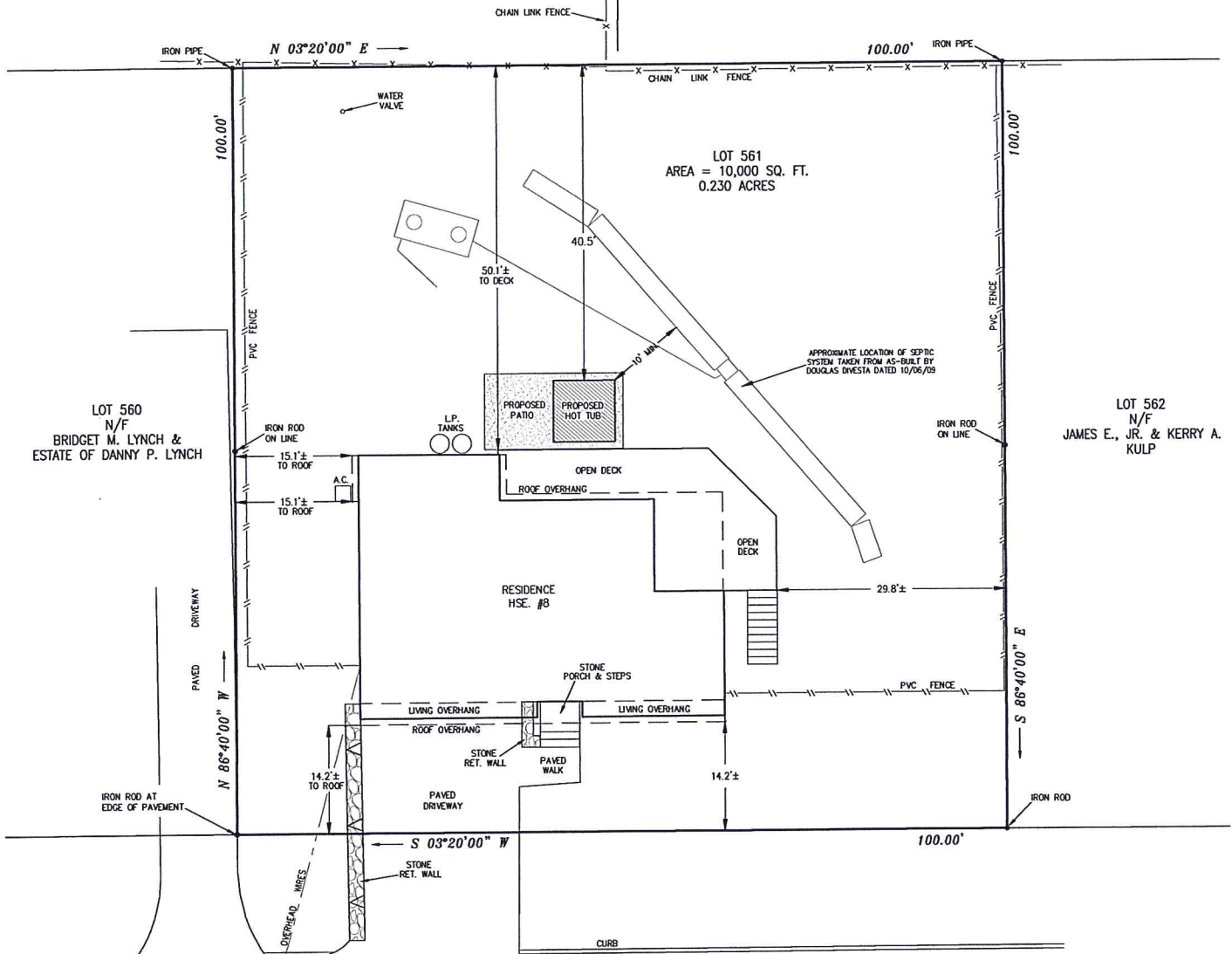


Evan White, Zoning Enforcement Officer
Town of New Fairfield



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

LOT 570
N/F
JOSEPHINE MONIZ



LOT 560
N/F
BRIDGET M. LYNCH &
ESTATE OF DANNY P. LYNCH

LOT 562
N/F
JAMES E., JR. & KERRY A.
KULP

MULLER

STREET

PROPERTY SURVEY

PREPARED FOR

KENNETH J. & KELTOS

8 MULLER STREET

TOWN OF NEW FAIRFIELD

FAIRFIELD COUNTY, CT.

SEPT. 18, 2020

SCALE: 1" = 10'

REVISED OCT. 21, 2020 FOR PROPOSED HOT TUB LOCATION

NOTES:

- 1) PROPERTY IS LOCATED IN R-44 ZONING DISTRICT.
- 2) REFERENCE MADE TO TOWN CLERK MAP NO. 238 AND VOL. 460 PG. 134 OF THE NEW FAIRFIELD LAND RECORDS.
- 3) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF LOT 561 AS DEPICTED ON T.C. MAP NO. 238.
- 4) PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS, PRIVILEGES AND AGREEMENTS AS LISTED IN VOL. 460 PG. 134-135.
- 5) THE SUBJECT PROPERTY WAS GRANTED VARIANCES BY THE NEW FAIRFIELD ZONING BOARD OF APPEALS. SEE VOL. 425 PG. 403 & VOL. 456 PG. 74 OF THE N.F.L.R.
- 6) THE SUBJECT PROPERTY WAS GRANTED A VARIANCE BY THE NEW FAIRFIELD ZONING BOARD OF APPEALS ON AUG. 20, 2020. SEE ZBA APPLICATION #28-20.
- 7) MONUMENTATION FOUND OR SET DEPICTED HEREON.
- 8) UNDERGROUND UTILITIES, DRAINAGE, SANITARY SYSTEMS, AND OTHER SUBSURFACE IMPROVEMENTS, IF ANY, ARE NOT SHOWN HEREON.
- 9) EXISTING BUILDING COVERAGE EQUALS 13.3% ±. EXISTING IMPERVIOUS COVERAGE EQUALS 18.0% ±. PROPOSED IMPERVIOUS COVERAGE EQUALS 19.6% ±.

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY OF EXISTING MAPS.

THIS SURVEY CONFORMS TO CLASS A-2 MAP.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF
PAH, INC. ~ LAND SURVEYORS
35 DANBURY ROAD NEW MILFORD, CT.

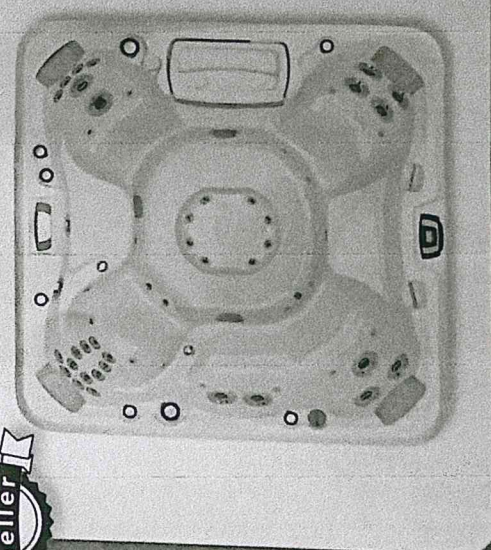






Optima® Seats 6-7

7'5" x 7'5" x 37.5" (226 cm x 226 cm x 96 cm)



DRY WEIGHT	924 lbs (419 kg)
TOTAL FILLED WEIGHT	5,344 lbs (2,424 kg)
AVERAGE SPA VOLUME	410 US gal (1,552 liters)
JET PUMPS	
NORTH AMERICA (60 Hz)	2 TheraMax™ 2.5 hp (5.1 bhp)
EXPORT (50 Hz)	2 TheraMax™ 2.0 hp (2.6 bhp)
TOTAL JETS	47 + 14 Air Injector Jets
AIR BLOWER	1.5 hp air pump
MASSAGE VARIETY	8



Estimated Monthly Cost **\$20.02** w/ EcoWrap® **\$12.53**

2.7 kW on 50 Hz export spas.

*Blake horsepower (bhp) is a maximum value measured by the motor manufacturer with no pump installed.

*See manual for additional configurations.

880™ Series

WATER SYSTEM
LIGHTING

MicroClean® Ultra Filtration System
Integrated

ELECTRICAL REQUIREMENTS*

NORTH AMERICA (60 Hz)

240 VAC @ 40A, 50A or 60A

EXPORT (50 Hz)

230 VAC @ 17A, 15A

TITANIUM COIL HEATER
5.5 kW¹