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 Street 1 Lorelyn Gaylord
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 Norwalk, CT 06853

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PS Form 3800, April 2018 PSN 7530-02-000-9000

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 Sent 1 Topper Family LLC
 Street 1 645 Hamilton Street
 City, State, ZIP+4® Allentown, PA 18101

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MASLAN ASSOCIATES P.C.

Attorneys at Law

Robert F. Maslan, Jr.*
*Also Admitted In New York

30 OLD KINGS HIGHWAY SOUTH
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Legal Assistants
Suzann C. Maslan

Writer's e-mail:
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Certified Mail
Return Receipt Requested

February 4, 2021

Kenneth G. Futter
Lorelyn Gaylord
2 Golden Court
Norwalk, CT 06853

Re: Application No. 21-0218-02
Theresa & Buell Duncan
6 Golden Court, Rowayton, CT

Dear Sir or Madam:

Be advised that Theresa and Buell Duncan have has applied for a Variance of the Building Zone Regulations for property located at the following address: 6 Golden Court, Rowayton, CT, District 6 Block 36 Lot 75. The proposal is for the construction of an addition to the existing residence and related work.

The Norwalk Zoning Board of Appeals will conduct a Public Hearing on this proposal on Thursday, February 18, 2021, at 7:30 p.m. via Zoom meeting. The attached legal notice for the Public Hearing contains a link for instructions for accessing the Zoom meeting.

You are being notified because your property abuts or is located directly across the street from the subject parcel. The application is on file in the Planning and Zoning Commission Office, City Hall, 125 East Avenue, Norwalk, Connecticut, 06856-5125, and will be posted online at the following link:
<https://www.norwalkct.org/2066/Pending-applications-Zoning-Board-of-App>.

Very truly yours,

Robert F. Maslan, Jr.

RFM/sm

Enclosure: Legal Notice

LEGAL NOTICE

The Norwalk Zoning Board of Appeals will hold a Public Hearing on Thursday, February 18, 2021 at 7:30 p.m. via Zoom online meeting on the following applications:

(Continued from January 21, 2021) 21-0121-01 City of Norwalk - Variance of illumination restriction for athletic field lighting (Section 118-340(2)(q)(1)) in B residence zone. **Property located at 288 Highland Ave.** District 5, Block 81, Lot 156.

21-0218-01 Sackett Norwalk 490 LLC - Variance for setbacks: side yard 30' required 4' proposed, aggregate side 30' required 4' proposed, rear yard 10' required 4.7' proposed; building area: buildings 50% maximum 58.3% proposed, buildings and parking 80% maximum 83.2% proposed, open space 20% minimum 16.8% proposed; buffer strip 15.5' required 4' proposed for two outdoor paddle courts (Section 118- 521(C), 118-1000(F) and 118-1000(G) in Business #2 zone. **Property located at 490 Westport Ave.** District 5, Block 8, Lot 41.

21-0218-02 Theresa & Buell Duncan - Variance for height: peak 39' required 40' proposed and midpoint 31' required 31.8' proposed (Section 118-340(C) in B residence zone. **Property located at 6 Golden Ct.** District 6, Block 36, Lot 75.

21-0218-03 Eversource/City of Norwalk WPCA - Variance of the required two story minimum for replacement pump station (Section 118-522(C)(2)) in Business #1 zone. **Property located at 473 Connecticut Ave.** District 5, Block 73A, Lot 11.

To access the meeting: <https://www.norwalkct.org/1913/Meeting-Notices>

At this hearing interested persons may be heard and written communication received. Copies of all applications are on file at the Zoning Office, Norwalk City Hall, 125 East Avenue, Norwalk, CT 06851 contact tmaldonado@norwalkct.org to view applications.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least four hours in advance of the meeting start time to tmaldonado@norwalkct.org

LEE LEVEY, CHAIRMAN

ANDY CONROY, SECRETARY

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