

**NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812**

**April 15, 2021
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on **Thursday, April 15, 2021** at 7:00 p.m. **via Zoom Web Conference regarding the following applications and appeals. Please visit the following website and follow directions <https://zoom.us/j/96385770395> or dial in +1 929 205 6099; Meeting ID: 96385770395.**

Continued Application # 08-21: Wood, 5 High Trail, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 35.5', 3.2.6B Side Setback to 27.9', 3.2.6C Rear Setback to 7.7', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 15; Block: 4; Lot: 3.

Continued Application # 10-21: Caraballo, 34 Ilion Road, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.2.5A, 3.2.6C Rear Setback to 14', 3.2.11 and 7.1.1.2A&B for the purpose of installing an above-ground pool. Zoning District: R-44; Map: 35; Block: 11; Lot: 2 & 3.

Application # 11-21: Fortuna, 17 Great Meadow Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 0.8', 3.2.6C Rear Setback 21.9', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 6.2'x28' deck off the existing house. Zoning District: R-44; Map: 10; Block: 5; Lot: 2.

Application # 12-21: Krayn, 16 Lake Drive South, for variances to Zoning Regulations 3.0.5C Private Detached Garage, 3.2.3 Accessory Uses, 3.2.5A, 3.2.6A Front Setback to 3.4', 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 15; Block: 17; Lot: 2.

Application # 13-21: Wöhr, 18 Lakeshore Drive North, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 22.5', 3.2.6B Side Setback to 8.6', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 40; Block: 2; Lot: 3.

Application # 14-21: Verona & Stewart, 2 Mountain Road, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.2.5A, 3.2.6A Front Setback to 12.5', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing an above-ground pool. Zoning District: R-44; Map: 44; Block: 1; Lot: 16.2-17.

Application # 15-21: Galooza, 14 Knolls Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 32', 3.2.6B Side Setbacks to 13', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of installing two 8'x8' dormers. Zoning District: R-44; Map: 40; Block: 4; Lot: 41.

Application # 16-21: Valdovinos, 4 Erie Road, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 8.3', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a side deck extension. Zoning District: R-44; Map: 35; Block: 22; Lot:3.

Application # 17-21: Moore, 7 Birch Drive, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 22', 3.2.6B Side Setback to 7.2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a two car garage with finished 2nd floor and an addition for a mudroom to connect the house and garage. Zoning District: R-44; Map: 2; Block: 3; Lot: 18.

Regulations Key: 3.1.5 & 3.2.5A&B Minimum lot area; Minimum lot frontage; 3.1.6 & 3.2.6 Minimum Buildings and Structure Setbacks; 3.1.11 & 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage, 3.2.8 Maximum Impervious Coverage, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision. 7.2.3A,B,&E Nonconforming use of building or structure, nonconforming buildings or structure.

Joe DePaul, Chairman

PUBLISH DATES: April 1st and April 8th of the Town Tribune

Received by Email on 3/26/2021 @ 8:30 am
by Holly Z Smith, Asst. Town Clerk, New Fairfield