

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

**May 20, 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, May 20, 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/99641424631> or dial in +1 929 205 6099; Meeting ID: 99641424631.**

Continued Application # 13-21: Wohn, 18 Lakeshore Drive North, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setbacks 24.5' and 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.

Continued 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.

Continued 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 # 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 #18-21: Zahara, 91 Shortwoods Road, for variances to Zoning Regulations 3.0.4C,D,E&F Minor Accessory Buildings & Structures for the purpose of installing a 10'x12' shed. Zoning District: R-88; Map: 14; Block: 2; Lot: 4.1.

Application # 19-21: Wraschek, 34 Inglenook Road, for variances to Zoning Regulations 3.0.4A-F Minor Accessory Buildings & Structures for the purpose of replacing an existing 10'x 14' shed with a 12'x20' shed. Zoning District: R-44; Map: 41; Block: 5; Lot: 62-67 & 63X.

Application # 20-21: Glassman, 66 Inglenook Road, for variances to Zoning Regulations 3.0.4A-F Minor Accessory Buildings & Structures and 3.2.6A Front Setback to 10.5' for the purpose of enlarging a front entry way and installing a 20'x20' storage shed. Zoning District: R-44; Map: 41; Block: 4; Lot: 28-47.

Application # 21-21: Corini, 14 Fulton Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 10.6' and 12', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a 10'x10' deck with stairs. Zoning District: R-44; Map: 36; Block: 4; Lot: 3.

Application # 22-21: Dapolite, 6 Lakeshore South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 39.4', 3.2.6B Side Setbacks to 7.2' and 11', 3.2.6C Rear Setback to 30.4', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new house. Zoning District: R-44; Map: 45; Block: 3; Lot: 32.

Application # 23-21: Begley, 48 Ridge Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38.7', 3.2.6B Side Setbacks to 10.9' and 8.8', 3.2.8, 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a vertical expansion, a roof over an existing patio and a roof deck over the family room. Zoning District: R-44; Map: 15; Block: 6; Lot: 129.

Application # 24-21: Chung and McQuade, 35 Lakeshore North, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 18.75', 3.2.6B Side Setbacks to 14.2', 3.2.6C Rear Setback to 17.6', 3.2.8, 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new house. Zoning District: R-44; Map: 40; Block: 6; Lot: 46-51.

Application # 25-21: Maloney and Brink, 54 Sunset Trail, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to .5', 3.2.6C Rear Setback to 20', 3.2.8, 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing an addition and deck. Zoning District: R-44; Map: 15; Block: 6; Lot: 90 & 91.

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: May 6th and May 13th of the Town Tribune