

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

**June 17, 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, June 17, 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/91687188931> or dial in +1 929 205 6099; Meeting ID: 91687188931.**

**Continued 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.

**Continued 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.

**Continued 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.

**Application # 26-21:** Marandi, 31 Ingelnook Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A, 3.2.6A Front Setback to 21', 3.2.6B Side Setback to 8', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of installing a 6'x8' hot tub. Zoning District: R-44; Map: 41; Block: 8; Lot: 38.

**Application # 27-21:** Rollmann and Sullivan, 9 Sunset Drive, for variances to Zoning Regulations 3.2.6A Front Setback to 37', 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a vertical expansion, additional garage bay and enlarged entry. Zoning District: R-44; Map: 11; Block: 1; Lot: 3.

**Application # 28-21:** Town of New Fairfield, 52A Gillotti Road, for variances to Zoning Regulations 3.0.8A,B,D&E Gazebos and 3.1.3A Uses Permitted As of Right for the purpose of constructing a 12'x20' pavilion. Zoning District: R-88; Map: 23; Block: 16; Lot: 11.2A.

**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: June 3<sup>rd</sup> and June 10<sup>th</sup> of the Town Tribune**