

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

**December 13, 2018
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, December 13, 2018** at 7:00 p.m. in the Community Room of the New Fairfield Public Library, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 40-18: Sage, 6 Candlewood Road, for variances to Zoning Regulations 3.0.5C Private Detached Garage, 3.2.5A, 3.2.6A Front Setback to 6.3', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a second story vertical expansion to an existing detached garage. Zoning District: R-44; Map: 39; Block: 3; Lot: 22-38.

Application # 41-18: Martino, 7 Woods Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38.1', 3.2.6B Side Setbacks to 7.3' and 5.6', 3.2.6C Rear Setback to 38.6', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of rebuilding an existing house with additions on the northeast and southwest corners. Zoning District: R-44; Map: 45; Block: 1, Lot: 10.

Application # 42-18: Pogmore, 64 Inglenook Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 8', 3.2.6B Side Setback to 5' and 3.2.6C Rear Setback to 59', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a 22'x25' detached garage. Zoning District: R-44; Map: 41; Block: 1; Lot: 1.

Application # 43-18: Jakacic, 17 Keplers Way for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 29', 3.2.6B Side Setbacks to 0', 3.2.6C Rear Setback to 8', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a new dormer, roof deck and new rooflines on an existing garage and new rooflines on the main house. Zoning District: R-44; Map: 45; Block: 5; Lot: 20.

Application # 44-18: Bianco and Perchal, 20 Deer Run, for variances to Zoning Regulations 3.2.5A, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of tearing down and rebuilding an existing house. Zoning District: R-44; Map: 15; Block: 1; Lot: 159 & 160.

Application # 45-18: DeSimone, 10 Milltown Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 35.6', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a portico and a rear addition. Zoning District: R-44; Map: 27; Block: 3; Lot: 71.

Application # 46-18: Stalzer, 5 East Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to .08', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of enclosing an existing covered porch. Zoning District: R-44; Map: 10; Block: 2; Lot: 2.

Application # 47-18: See, 47 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 12.2', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of expanding an existing deck. Zoning District: R-44; Map: 20; Block: 5; Lot: 22.

Application # 48-18: Bernardini, 80 Route 39, for variances to Zoning Regulations 4.1.14B,D&E Outdoor Eating for the purpose of keeping the outdoor patio in use year round with 8 tables with 4 chairs each. Zoning District: B/C; Map: 19; Block: 12; Lot: 20.

Application # 49-18: Anderson, 20 Overlook Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 34', 3.2.6B Side Setback to 13', 3.2.6C Rear Setback to 25', 3.2.11, and 7.1.1.2 for the purpose of rebuilding an existing house with shed dormer, screened-in porch and bay window additions. Zoning District: R-44; Map: 45; Block: 5; Lot: 49, 50 and 51.

Application # 50-18: Tavares, 82 Gillotti Road, for variances to Zoning Regulations 3.1.6A Front Setback to 72' for the purpose of connecting a deck to existing front entry Pergola. Zoning District: R-88; Map: 23; Block: 16; Lot: 3.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 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, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: November 29th and December 6th of the Town Tribune