

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

**July 19, 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, July 19, 2018** at 7:00 p.m. in the **Community Room of the New Fairfield Library**, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

**Continued Application # 20-18:** Ostuni, 5 Lakeshore North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38.6', 3.2.6B Side Setback to 10.9', 3.2.6C Rear Setback to 1.5', 3.2.7, 3.2.8 Maximum Impervious Surfaces, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of second story vertical expansion. Zoning District: R-44; Map: 40; Block: 6; Lot: 2&3.

**Continued Application # 24-18:** Kern, 4 Shore Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38.1', 3.2.6B Side Setbacks to 10.8' and 9.8', 3.2.6C Rear Setback to 44', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B,&E for the purpose of constructing a second story vertical expansion, to expand an existing 18'x10' porch into 24'x10' of living space and to construct a 23'x10' deck off the rear of the house. Zoning District: R-44; Map: 10; Block: 1; Lot: 13.

**Application # 25-18:** Knollcrest Real Estate Corporation, 18 Eastview Road, for variances to Zoning Regulations 3.0.4C,D,E&F Minor Accessory Buildings, 3.2.5A&B, 3.2.6B Side Setback to 7.6', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of replacing an existing shed with a 10'x14' pre-constructed shed. Zoning District: R-44; Map: 11; Block: 3; Lot: 9.

**Application # 26-18:** Prata, 16 Lake Drive North, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements, 3.2.5A&B, 3.2.6B Side Setbacks to 5.3' (North) and 5' (South), 3.2.6C Rear Setback to 33.3', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of removing an existing house and constructing a new single family house with patio and decks. Zoning District: R-44; Map: 15; Block: 6; Lot: 72.

**Application # 27-18:** Landry, 6 Penny Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 19.8', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of a second story vertical expansion. Zoning District: R-44; Map: 10; Block: 10; Lot: 3.

**Application # 28-18:** Dellangelo, 14 Candle Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 43', 3.2.6B Side Setback to 6', 3.2.6C Rear Setback to 42' for the proposed house addition; 3.2.6B Side Setback to 2', 3.2.6C Rear Setback to 2' for the shed, 3.2.7, 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a 17'x 9' addition to the house and constructing a 16' x 12' shed in the rear. Zoning District: R-44; Map: 44; Block: 10; Lot: 17.

**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: July 5<sup>th</sup> and July 12<sup>th</sup> of the Town Tribune**