

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

**December 13, 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 **Monday, December 13, 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/92552025311> or dial in +1 929 205 6099; Meeting ID: 92552025311.**

**Continued Application # 37-21:** Logiudice, 54 Lake Drive North, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Buildings & Structures, 3.0.9A,B,C,D&E, Pergolas, 3.2.5A&B, 3.2.6B Side Setback to 1', 3.2.6C Rear Setback to 1' (shed) and 5.5' (pergola), 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an open 20'x20' pergola over an existing deck and constructing an 8'x10' shed. Zoning District: R-44; Map: 15; Block: 1; Lot: 83-84.

**Continued Application # 43-21:** SIMLAKE LLC, 36 Lake Drive South, for variances to Zoning Regulations 3.0.5C Private Detached Garages, 3.2.5A&B, 3.2.6A Front Setback to 9.1', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a detached two-car garage. Zoning District: R-44; Map: 20; Block: 1; Lot: 54.

**Application # 44-21:** LaMonte, 25 Lakeshore North, for variances to Zoning Regulation 3.0.10 Mechanical Equipment for the purpose of installing a residential standby generator. Zoning District: R-44; Map: 40; Block: 6; Lot: 26 & 27.

**Application # 45-21:** Ayala, 6 Darien Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 21.4', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of renovating an existing 4'x8' portico. Zoning District: R-44; Map: 35; Block: 2; Lot: 3.

**Application # 46-21:** Rollmann and Sullivan, 9 Sunset Drive, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Buildings and Structures, 3.2.6A Front Setback to 35', 7.1.1.2 and 7.2.3A&B for the purpose of enlarging an existing front entry and adding an extension to an existing non-conforming shed. Zoning District: R-44; Map: 11; Block: 1; Lot: 3.

**Application # 47-21:** Davis, 29 Deer Run, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 20', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of extending an existing deck. Zoning District: R-44; Map: 15; Block: 1; Lot: 126.

**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: December 2<sup>nd</sup> and December 9<sup>th</sup> of the Town Tribune**