

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

**January 20, 2022
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, January 20, 2022, 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/92602229433> or dial in +1 929 205 6099; Meeting ID 92602229433.**

Continued Application # 47-21: Davis, 29 Deer Run, for variances to Zoning Regulations 3.25A, 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.

Application # 48-21: Ross, 19 North Beach Drive, for variances to Zoning Regulations 3.2.5, 3.2.6B Side Setback to 9', 3.2.6C Rear Setback to 22', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 6'x12' extension to an existing deck. Zoning District: R-44; Map: 40; Block: 4; Lot: 27-28.

Application # 49-21: Weber, 46 Lake Drive North, for variances to Zoning Regulations 3.2.5, 3.2.6B Side Setback to 13.4', 3.2.6C Rear Setback to 9.8', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a partial vertical expansion on the existing footprint. Zoning District: R-44; Map: 15; Block: 6; Lot: 47-48.

Application # 50-21: Roscoe, 13 Candlewood Road, for variances to Zoning Regulations 3.0.5C Private Permanent Detached Garages, 3.2.5, 3.2.6A Front Setback to 7.5', 3.2.6B Side Setbacks to 1' and 2', 3.2.6C Rear Setback to 2.10', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of replacing an existing retaining wall and installing a carport on a new extended driveway. Zoning District: R-44; Map: 39; Block: 1; Lot: 40.

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

Received by email on 1/3/2021 @ 8:30 a.m.
by: Holly Z Smith, Town Clerk, New Fairfield