

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

**February 17, 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, February 17, 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/94293261831> or dial in +1 929 205 6099; Meeting ID 94293261831.**

**Continued Application # 48-21:** Ross, 19 North Beach Drive, for variances to Zoning Regulations 3.0.4 C,E&F Minor Accessory Buildings and Structures, 3.2.5, 3.2.6B Side Setback to 9'(deck) and 2.6' (shed), 3.2.6C Rear Setback to 22'(deck) and 2.6' (shed), 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 and legalizing an existing shed. Zoning District: R-44; Map: 40; Block: 4; Lot: 27-28.

**Continued Application # 50-21:** Roscoe, 13 Candlewood Road, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Buildings and Structures, 3.0.5C Private Permanent Detached Garages, 3.2.5, 3.2.6A Front Setback to 15.8', 3.2.6B Side Setbacks to 1" and 7', 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 expanding existing driveway. Zoning District: R-44; Map: 39; Block: 1; Lot: 40.

**Application # 01-22:** Schultes, 35 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 9', 3.2.11, 3.2.8, 7.1.1.2 and 7.2.3A&B for the purpose of replacing existing masonry stairs with pervious decking materials. Zoning District: R: 44; Map: 15; Block: 1; Lot: 23.

**Application # 02-22:** Roscoe, 3 Woods Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 25.2', 3.2.6B Side Setbacks to 14.2' and 5', 3.2.6C Rear Setback to 5', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing and rebuilding an existing house on same footprint with a 3' increase in height and deck addition. Zoning District: R-44; Map: 45; Block: 1; Lot: 13.

**Application # 03-22:** Lamp, 9 Amber Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools and 3.1.6C Rear Setback to 45' for the purpose of installing an in-ground pool. Zoning District: R-88; Map: 12; Block: 1; Lot: 4.

**Application # 04-22:** Foreht, 1 Satterlee Road, for variances to Zoning Regulations 3.0.5C Private Permanent Detached Garages, 3.2.5A, 3.2.6A Front Setback to 31', 3.2.6C Rear Setback to 46.9'. 3.2.8, 3.2.11, 7.1.1.2, 7.2.3A,B&E for the purpose of constructing a one-car detached garage. Zoning District: R-44; Map: 17; Block: 3; Lot: 34.

**Application # 05-22:** Consiglio, 39 Candlewood Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6A Front Setback to 29.5', 3.2.6C Rear Setback to 22.7', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of removing and rebuilding an existing deck with stairs, constructing a screened porch, a front-entry landing with stairway and installing an above-ground pool. Zoning District: R-44; Map: 39; Block: 6; Lot: 29.

**Application # 06-22:** Croxton, 28 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 23', 3.2.6B Side Setback to 18', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion on the existing footprint. Zoning District: R-44; Map: 20; Block: 1 & 10; Lot: 60 & 4.

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