

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

**March 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, March 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, or dial in <https://zoom.us/j/97172769553> +1 929 205 6099; Meeting ID: 97172769553.**

Continued Application # 01-22: Schultes, 35 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 1', 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.

Continued 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 11.5' and 2', 3.2.6C Rear Setback to 15', 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.

Continued 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.

Continued 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 # 07-22: Gjelaj, 56 Inglenook Road B, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 26'9", 3.2.6C Rear Setback to 34.8', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an addition. Zoning District: R-44; Map: 41; Block: 1; Lot: 23.

Application # 08-22: Cyganowski, 11 Lakeshore North, for variances to Zoning Regulations 3.1.10 Mechanical Equipment for the purpose of installing a generator and propane tanks in the side yard. Zoning District: R-44; Map: 40; Block: 6; Lot: 8.

Application # 09-22: Schiro, 11 Knolls Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 24'4", 3.2.6B Side Setback to 19'6", 3.2.6C Rear Setback to 46', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing an addition. Zoning District: R-44; Map: 40; Block: 3; Lot: 17-19.

Application # 10-22: Xatart, 43 Sylvan Road, for variances to Zoning Regulations 3.2.6C Rear Setback to 30.4', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of adding a gable roof over an existing kitchen roof. Zoning District: R-44; Map: 25; Block: 2; Lot: 10.

Application # 11-22: Gera, 52 Rita Drive, for variances to Zoning Regulations 3.1.5A&B, 3.1.6B Side Setback to 20'6", 3.1.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a dining room addition. Zoning District: R-88; Map: 23; Block: 18; Lot: 14.

Application # 12-22: Nezaj, 14 Bogus Hill Road, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Structures, 3.2.5A&B, 3.2.6B Side Setback to 2.5' (fireplace) and 9.8' (shed), 3.2.6C Rear Setback to 39' (fireplace) to construct a 10'x10' shed and legalize an existing fireplace. Zoning District: R-44; Map: 10; Block: 21; Lot: 2.

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: March 3rd and March 10th of the Town Tribune

Received by email on 2/25/2022 @ 8:30 a.m.
by: Holly Z. Smith, Town Clerk, New Fairfield