

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

**April 21, 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, April 21, 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/94657055994> +1 929 205 6099; Meeting ID: 946 5705 5994.**

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 # 07-22: Gjelaj, 56 Inglebrook 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.

Continued 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.

Continued 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.

Application # 13-22: Lipka and Sherman, 29 Ball Pond Road East, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 19.9', 3.2.6B Side Setbacks to 9.4' and 4.1', 3.2.6C Rear Setback to 20.5', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of renovating an existing terrace into a three-season room in same footprint. Zoning District: R-44; Map: 22; Block: 5; Lot: 13.

Application # 14-22: Lewick, 5 Candlewood Knolls Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 29.2', 3.2.6B Side Setback to 10.9', 3.2.6C Rear Setback to 3.6', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 40; Block: 1; Lot: 27.

Application # 15-22: Marsh, 44 Possum Drive, for variances to Zoning Regulations 3.0.4A,E&F Minor Accessory Buildings and Structures for the purpose of constructing a 12'x20' shed. Zoning District: R-44; Map: 24, Block: 1, Lot: 99.

Application # 16-22: Banks, 8 Timber Springs Road, for variances to Zoning Regulations 3.0.4C,D,E&F Minor Accessory Buildings and Structures, 3.0.6B Swimming Pools, 3.1.6B Side Setback to 25' (pool), Side Setback to 15' (pool house), 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a pool, pool house and gazebo. Zoning District: R-88; Map: 27; Block: 2, Lot: 14.

Application # 17-22: Davis, 29 Deer Run, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 19.7', 3.2.6C Rear Setback to 22.3', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of extending an existing deck. Zoning District: R-44; Map: 15; Block: 1; Lot: 126.

Application # 18-22: Imhoff, 73 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 15.8', 3.2.6B Side Setbacks to 9.3' and 4.3', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of rebuilding an existing single-family house. Zoning District: R-44; Map: 15; Block: 1; Lot: 53.

Application # 19-22: Marrero, 11 Southview Road, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.2.5A, 3.2.6A Front Setback to 26.9', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing a 21' diameter above-ground pool and expanding an existing deck. Zoning District: R-44; Map: 10; Block: 2; Lot: 18 & 19.

Application # 20-22: Kreuter, 10 Merlin Avenue, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 33.9', 3.2.6B Side Setback to 14.1', 3.2.6C Rear Setback to 38.7' 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E to construct a single-family house. Zoning District: R-44; Map: 34; Block: 4; Lot: 21 & 22.1.

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: April 7th and April 14th of the Town Tribune