

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

**May 19, 2022 - REVISED
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, May 19, 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/99509221573> +1 929 205 6099; Meeting ID: 995 0922 1573.**

Continued 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.

Continued 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.

Continued 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 21.9', 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.

Continued 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', 3.2.6C Rear Setback to 11', 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 # 21-22: Astoria Enterprises, 7 Astoria Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 22', 3.2.6C Rear Setback to 31', 3.2.11, 7.1.1.1A&B, 7.2.3A,B&E for the purpose of constructing a new single-family four-bedroom house. Zoning District: R-44; Map: 32; Block: 8; Lot: 3&4.

Application # 22-22: Staszak, 1 Shad Blow Road, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 12', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion and adding a screen-covered porch on to an existing rear deck. Zoning District: R-44; Map: 6; Block: 3; Lot: 9.2.

Application # 23-22: Lynch, 2 Crestway, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 35.5', 3.2.6B Side Setback to 16.1', 3.2.6C Rear Setback to 22', 3.2.11, 7.1.1.2 and 7.2.3A,B& E for the purpose of enlarging the front porch and steps, building a 3-season room on part of an existing deck and raising the roof over part of the house to build a roof deck. Zoning District: R-44; Map: 10; Block: 2, Lot: 45.

Application # 24-22: Winter & Polos, 3 Twin Ponds Court, for variances to Zoning Regulations 3.0.6A&B Swimming Pools for the purpose of constructing a 20'x40' in-ground swimming pool. Zoning District: R-88; Map: 13; Block: 3; Lot: 20.2.

Application # 25-22: Shade, 117 State Route 39, for variances to Zoning Regulations 3.0.4A,C,E&F Minor Accessory Structures, 3.0.6A&B Swimming Pools, 3.1.5A&B, 3.1.6A Front Setback to 10' (shed) and 20" (pool), 3.1.6B Side Setback to 10' (pool), 3.1.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of constructing a shed and installing an above-ground pool. Zoning District: R-88; Map: 19; Block: 1; Lot: 26.

Application # 26-22: Magoon, 19 Southview Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 22.8', 3.2.6B Side Setback to 15.2', 3.2.7, 3.2.11, 7.1.1.2, 7.2.3A,B&E to construct an attached two-car garage addition, entry stairs and second floor addition to an existing house. Zoning District: R-44; Map: 10; Block: 3; Lot: 19&20.

Application # 27-22: DeBellis, 45 Rita Drive, for variances to Zoning Regulations 3.0.6A&B, 3.1.5A&B, 3.1.6B Side Setback to 32', 3.1.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of installing an above-ground pool. Zoning District: R-88; Map: 23; Block: 16; Lot: 42.

Application # 28-22: Dernavich, 85 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 13.7', 3.2.6B Side Setbacks to 4.2' and 15.1', 3.2.6C Rear Setback to 24.3', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of increasing the roof ridge by 4', adding three 8' dormers and two 4' dormers and deck addition. Zoning District: R-44; Map: 15; Block: 1; Lot: 62.

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: May 5th and May 12th of the Town Tribune