

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

**June 16, 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, June 16, 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/96592619337> +1 929 205 6099; Meeting ID: 965 9261 9337.**

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.

Continued Application # 23-22: Lynch, 2 Crestway, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 28.6', 3.2.6B Side Setback to 16.1', 3.2.6C Rear Setback to 22.9', 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.

Continued 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 25' (pool), 3.1.6B Side Setback to 20' (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 # 29-22: Schneider, 10 Candlewood Knolls Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 20.5', 3.2.6C Rear Setback to 40.9', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of vertical expansion with a deck and stair addition to an existing house. Zoning District: R-44; Map: 20; Block: 11; Lot: 9.

Application # 30-22: Genovese, 14 Sunset Trail Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 38.7', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 12'x54' deck. Zoning District: R-44; Map: 15; Block: 6; Lot: 35 & 36.

Application # 31-22: Dawes, 4 Sherry Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 32', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a deck. Zoning District: R-44; Map: 24; Block: 1; Lot: 95.

Application # 32-22: Albano-Carmichael, 7 Lamont Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 30.5', 3.2.6B Side Setbacks to 15.2' and 17', 3.2.6C Rear Setback to 44', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a two-car garage. Zoning District: R-44; Map: 36; Block: 10; Lot: 16.

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: June 2nd and June 9th of the Town Tribune

Received by email on 05/26/2022 @ 10:11 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield