

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

**November 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, November 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/94082749227> or dial in +1 929 205 6099; Meeting ID: [940 8274 9227](https://zoom.us/j/94082749227).**

**Application # 45-22:** Winn & Dachs, 55 Sail Harbour Drive, for variances to Zoning Regulations 3.0.9C,D&E Pergolas for the purpose of constructing a 20'x21.10'x10' pergola over an existing patio. Zoning District: R-44; Map: 3; Block: 3; Lot: 11.

**Application # 46-22:** Town of New Fairfield, 4 Brush Hill Road, for variances to Zoning Regulations 3.0.4A,B,D,E,F&G Minor Accessory Building and Structures for the purpose of constructing a 20'x20' storage shed. Zoning District: B/C; Map: 24; Block: 18; Lot: 2-4.

**Application # 47-22:** Minchin, 19 Woods Road, for variances to Zoning Regulations 3.0.5 Private Detached Garage, 3.0.10 Mechanical Equipment, 3.2.5A&B, 3.2.6A Front Setback to 7', 3.2.6B Side Setback to 4' and 7' (Propane Tank), 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a detached garage and installing a propane tank and gas fireplace. Zoning District: R-44; Map: 45; Block: 1; Lot: 1.

**Application # 48-22:** Sandvik, 10 Meadoway, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 24.4', 3.2.6B Side Setbacks to 23.1' and 18.8', 3.2.6C Rear Setback to 41.5', 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: 45; Block: 4; Lot: 24.

**Application # 49-22:** Sandler, 59 Sail Harbour Drive, for variances to Zoning Regulations 3.2.6C Rear Setback to 36.1' for the purpose of constructing a vertical expansion and deck addition. Zoning District: R-44; Map: 3; Block: 3; Lot: 13.

**Application # 50-22:** Wein, 50 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 6.6', 3.2.6C Rear Setback to 8.5', 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 deck addition with stairs. Zoning District: R-44; Map: 20; Block: 1; Lot: 40.

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