

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

**August 17, 2023  
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, August 17, 2023 at 7:00 p.m. via Zoom Web Conference regarding the following applications and appeals. Please visit the following website <https://zoom.us/j/97955839986> and follow directions or dial in +1 929 205 6099; Meeting ID: 979 5583 9986.**

**Continued Application # 16-23:** Schaefer, 9 Pettit Street, for variances to Zoning Regulation 3.2.5A, 3.2.6A Front Setbacks to 15.9' and 18.2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a second floor, kitchen, and wrap-around porch addition. Zoning District: R-44; Map: 31; Block: 4; Lot: 18/19.

**Continued Application # 23-23:** Melton (Johnson Family Trust), 60 Saw Mill Road, for variances to Zoning Regulations 4.1.4B,C&D Minimum Building and Structure Setbacks Rear Setback to 5', Side Setback to 5' for the purpose of expanding a parking lot which abuts residential properties. Zoning District: BC; Map: 19; Block: 12; Lot: 21.1.

**Continued Application # 28-23:** Langham, 26 Shortwoods Road, for variances to Zoning Regulations 3.0.5A,B&C Private Permanent Detached Garage, 3.1.5A, 3.1.6B Side Setback to 10', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a 31'x32' detached garage. Zoning District: R-88; Map: 19; Block: 1; Lot: 51&52.

**Application # 29-23:** McEvoy, 32 Overlook Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 36.4', 3.2.6C Rear Setback to 10', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a bump out and deck addition. Zoning District: R-44; Map: 45; Block: 5; Lot: 57.

**Application # 30-23:** Dial, 1 Woods Road, for variances to Zoning Regulations 3.0.6A,B&C Swimming Pools, 3.2.5A&B, 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 2', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing a hot tub. Zoning District: R-44; Map: 45; Block: 1; Lot: 14.

**Application # 31-23:** Dunleavy and Szyszka, 8 Glenn Holly, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 20', 3.2.6B Side Setbacks to 14' and 8', 3.2.6C Rear Setback to 37', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of enlarging the second floor and changing the roof line from a gable roof to a flat roof with cantilever. Zoning District: R-44; Map: 39; Block: 1; Lot: 73A.

**Application # 32-23:** Prestinario and Atchue, 14 Lake Drive South, for variances to Zoning Regulations 3.0.5A,B&C Permanent Detached Garage, 3.2.5A&B, 3.2.6A Front Setback to 0', 3.2.6B Side Setback to 4.7', 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 two car garage with an office above and storage in the basement. Zoning District: R-44; Map: 15; Block: 7; Lot: 4.

**Application # 33-23:** Bianco, 21 Deer Run, for variances to Zoning Regulations 3.0.1A Residential Districts and Applicable Overlay Districts, 3.0.4A-F Minor Accessory Buildings & Structures, 3.2.5A, 3.2.6 A Front Setback to 1.7', 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a lift to provide access to Candlewood Lake. Zoning District: R-44; Map: 15; Block: 1; Lot: 116-118.

**Application # 34-23:** Foley, 40 Lake Drive North, for variances to Zoning Regulations 3.0.5A,B&C, 3.2.5A&B, 3.2.6A Front Setback to 40', 3.2.6B Side Setbacks to 20' and 18.6', 3.2.6C Rear Setback to 9.6', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing an addition, garage addition and driveway reconfiguration. Zoning District: R-44; Map: 15; Block: 6; Lot: 53 & 54.

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