

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

**September 21, 2023
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, September 21, 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/93395949538> and follow directions or dial in +1 929 205 6099; Meeting ID: 933 9594 9538.**

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.

Continued Application # 29-23: McEvoy, 32 Overlook Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 36.4', 3.2.6B Side 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.

Continued Application # 31-23: Dunleavy and Szyszka, 8 Glenn Holly, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 13.1' and 9.5", 3.2.6C Rear Setback to 43.1', 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.

Continued 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.

Continued 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 Setback to 17.8', 3.2.6C Rear Setback to 6.9', 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.

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 # 35-23: Dawes, 4 Sherry Lane, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 30.9', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a deck extension. Zoning District: R-44; Map: 24; Block: 1; Lot: 95.

Application # 36-23: Roddy, 51 Knollcrest Road, for variances to Zoning Regulations 3.0.7A Tennis & Basketball Courts, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 120'x60' sports court with viewing area. Zoning District: R-44; Map: 10; Block: 3; Lot: 85+1.

Application # 37-23: Scott, 42 Ridge Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 11.5', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of extending the gable roof over part of the rear deck to make a screened-porch. Zoning District: R-44; Map: 15; Block: 6; Lot: 135-136, 143-144.

Application # 38-23: Lynch, 6 Glenway, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 22', 3.2.6B Side Setback to 10.1', 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: 5; Lot 72&73.

Application # 39-23: DeNoia, 319A Rte 39, for variances to Zoning Regulations 3.0.4A,B,C,D,E&F, 3.1.5A&B, 3.1.6B Side Setbacks to 7.5' and 8', 3.1.6C Rear Setback to 0', 3.1.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of constructing a storage loft above an existing shed. Zoning District: R-44; Map: 6; Block: 6; Lot: 17.1A.

Application # 40-23: White, 30 Windmill, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 23', 3.2.6B Side Setbacks to 14' and 13', 3.2.6C Rear Setback to 47', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of raising the roof to move a bedroom and bathroom to a new level. Zoning District: R-44; Map: 10; Block: 1; Lot: 21.

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

Received by email on 08/31/2023 @ 9:35 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield