

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

**October 19, 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, October 19, 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/96701375424> and follow directions or dial in +1 929 205 6099; Meeting ID: 967 0137 5424.**

**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 # 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.

**Continued 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 # 41-23:** Candlewood Fishing Camp, Inc., 15 Pine Island, for variances to Zoning Regulations 3.0.4A-G Minor Accessory Buildings and Structures, 3.2.5A&B, 3.2.6A Front Setback to 0', 3.2.6B Side Setback to 7', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of legalizing the construction of on-ground platforms and outhouses. Zoning District: R-44; Map: 20; Block: 9; Lot: 22.

**Application # 42-23:** Bevan, 16 Fox Run, for variances to Zoning Regulations 3.0.5C Private Permanent Detached Garages, 3.2.5A&B, 3.2.6A Front Setback to 21.1', 3.2.6B Side Setback to 2.5', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 20'x20' detached garage. Zoning District: R-44; Map: 15; Block: 1; Lot: 237&238.

**Application # 43-23:** Czyzak, 2 North Forty Dr., for variances to Zoning Regulations 1.5.9A Corner Lots and 3.0.6A&B Swimming Pools for the purpose of installing a swimming pool. Zoning District: R-88; Map: 13; Block: 6; Lot: 5C.

**Application # 44-23:** Town of New Fairfield, 180 State Route 39, for variances to Zoning Regulations 3.2.6C Rear Setback to 0.2', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of tearing down and reconstructing the town beach house. Zoning District: R-44; Map: 14; Block: 4; Lot: 5.

**Application # 45-23:** One Elwell LLC, 7 Southview Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 19.4', 3.2.6B Side Setback to 7.46', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an addition to an existing house. Zoning District: R-44; Map: 10; Block: 2; Lot: 22.

**Application # 46-23:** Morris, 22 Ridge Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 17.8' and 19.4', 3.2.6C Rear Setback to 29.4', 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: 15; Block: 5, Lot: 39.

**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: October 5<sup>th</sup> and October 12<sup>th</sup> of the Town Tribune**