

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

**November 16, 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, November 16, 2023 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/97998529660> +1 929 205 6099; Meeting ID: 979 9852 9660.**

**Continued 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.

**Continued 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.

**Continued Application # 45-23:** One Elwell LLC, 7 Southview Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 18.16' 3.2.6B Side Setback to 11.33', 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 # 47-23:** Macancela, 11 Cypress Street, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 31', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion and deck addition. Zoning District: R-44; Map: 44; Block: 2; Lot: 16-17.

**Application # 48-23:** Roddy, 51 Knollcrest Road, for variances to Zoning Regulations 3.0.9A,B,C,D&E Pergolas, for the purpose of installing a 28'x30' pergola. Zoning District: R-44; Map: 10; Block: 3; Lot: 85+1.

**Application # 49-23:** Lopez, 3 Cameron Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 20.82', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion and garage addition. Zoning District: R-44; Map: 33; Block: 1; Lot: 64.

**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 2<sup>nd</sup> and November 9<sup>th</sup> of the Town Tribune**