

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

Notice is given that the ZBA Regular Meeting scheduled for Thursday, July 25, 2024, has been cancelled. It has been **rescheduled** as noted below.

**SPECIAL MEETING
July 18, 2024
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a Special Meeting and a public hearing followed by a business session and an Executive Session on **Thursday, July 18, 2024, at 7:00 p.m.** in the Community Room of the New Fairfield Public Library, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 10-24: Main, 92 Shortwoods Road, for variances to Zoning Regulations 3.1.6A Front Setback to 33', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a roof over an existing deck. Zoning District: R-88; Map: 14; Block: 1; Lot: 8.

Continued Application # 12-24: Beck, 14 Great Meadow Road, for variances to Zoning Regulations 1.5.11 Fences, 3.1.3A,B,C&D, 3.2.5A&B, 3.2.6B Side Setback to 6.1', 3.2.6C Rear Setback to 0', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an oversized fence and the parking of a commercial vehicle in excess of ten thousand pound gross vehicle weight rating (GVWR). Zoning District: R-44; Map: 10; Block: 6; Lot: 6-8.

Continued Application # 16-24: Ricci, 146 Ball Pond Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 7.5' and 9.2', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing house and reconstructing a vertical expansion. Zoning District: R-44; Map: 34; Block: 9; Lot: 2.

Application # 17-24: D'Aprile Natell, 10 Flak Lane, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 15.4', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an addition with a vertical expansion. Zoning District: R-44; Map: 6; Block: 1; Lot: 2.

Application # 18-24: Rudisill, 337 Route 39, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setbacks to 7.7' and 13.7', 3.2.6C Rear Setback to 34', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 28' x 10.3' deck. Zoning District: R-44; Map: 2; Block: 8; Lot: 4.

Application # 19-24: Petriello, 9 East Lane, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 7.8', 3.2.6C Rear Setback to 47', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an addition with a vertical expansion. Zoning District: R-44; Map: 11; Block: 3; Lot: 25-27+18.

Application # 20-24: Renzulli, 28 Eastview Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 16' and 16.5'. 3.2.6C Rear Setback to 18', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new larger house with screened in porch, deck and patio. Zoning District: R-44; Map:10; Block: 3; Lot: 82 & 83.

Application # 21-24: LFTP Interests, LLC, 49 Knollcrest Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 16', 3.2.6B Side Setback to 19.35', 3.2.6C Rear Setback to 21.90', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing garage and constructing a new garage with an increase in height. Zoning District: R-44; Map: 10; Block: 3; Lot: 86.4.

Application # 22-24: DeNoia, 315 State Route 39, for variances to Zoning Regulations 3.0.4A,B,C,D,E&F Minor Accessory Structures, 3.2.5A&B, 3.2.6A Front Setback to 10', 3.2.6B Side Setback to 4.1', 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a storage loft above an existing shed. Zoning District: R-44; Map: 6; Block: 6; Lot: 16.2+16.3.

Executive Session to discuss a legal issue.

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: July 4th and July 11th of the Town Tribune