

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

**REVISED  
August 15, 2024  
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 15, 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 # 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.

**Continued Application # 22-24:** DeNoia, 315 State Route 39, for variances to Zoning Regulations 3.0.4A,B,C,D,E&F Minor Accessory Structures, 3.0.5C Private Permanent Detached Garages, 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.

**Application # 23-24:** Maffei, 34 Rita Drive, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.1.5B, 3.1.6C Rear Setback to 41' (deck) and 30' (pool), 3.1.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of installing an above-ground pool and constructing a deck. Zoning District: R-88; Map: 23; Block: 17; Lot: 1.

**Application # 24-24:** Town of New Fairfield Squantz Pond Fire House, 255 State Route 39, for variances to Zoning Regulations 6.3 Signs, 6.3.8E Maximum Sign Area, 6.3.11C Location of Signs, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a permanent sign for the Squantz Pond Fire House. Zoning District: R-44; Map: 10; Block: 16; Lot: 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 1<sup>st</sup> and August 8<sup>th</sup> of the Town Tribune**