

THIS MEETING HAS BEEN CANCELED AND WILL BE RESCHEDULED AT A LATER DATE.

NEW FAIRFIELD ZONING BOARD OF APPEALS NEW FAIRFIELD, CT 06812

September 19, 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, September 19, 2024, at 7:00 p.m.** at the Company A Fire House, located at 302 Ball Pond Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 22-24: DeNoia, 315 State Route 39, for variances to Zoning Regulations, 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 garage. Zoning District: R-44; Map: 6; Block: 6; Lot: 16.2+16.3.

Continued 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 36', 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.

Application # 25-24: Lynch, 4 Lakeshore North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 18', 3.2.6C Rear Setback to 27', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 15'x15' addition. Zoning District: R-44; Map: 40; Block: 1; Lot: 33.

Application # 26-24: White, 30 Windmill Road, 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 convert a 2 bedroom into a 3 bedroom. Zoning District: R-44; Map: 10; Block: 1; Lot: 21.

Application # 27-24: Jachym, 35 Rita Drive, for variances to Zoning Regulations 3.1.5A, 3.1.6B Side Setback to 25.4', 3.1.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of constructing a 24'x16'x10' carport attached to an existing garage. Zoning District: R-88; Map: 23; Block: 16; Lot: 37.

Application # 28-24: Begley, 48 Ridge Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38.2', 3.2.6B Side Setback to 8.4', 3.2.8, 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of bringing into compliance a previously granted variance on a vertical expansion which exceed the setbacks by 5" and 4" after construction. Zoning District: R-44; Map: 15; Block: 6; Lot: 129-130.

Application # 29-24: Radcliffe, 4 Buck Mountain Court, for variances to Zoning Regulations 3.0.9A,B,C,D&E Pergolas for the purpose of constructing a 18'x18'x8' pergola over an existing deck. Zoning District: R-88; Map: 12; Block: 3; Lot: 1.14.

Application # 30-24: LFTP Interests, LLC, 49 Knollcrest Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 15', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a garage addition and demolition of an existing detached garage. Zoning District: R-44; Map: 10; Block: 3; Lot: 86.4.

Application # 31-24: Bermudez, 11 Meadow Drive, for variances to Zoning Regulations 3.1.5B, 3.1.6A Front Setback to 19.3', 3.1.6B Side Setback to 24.8', 3.1.6C Rear Setback to 45', 3.1.8, 3.1.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of rebuilding a house in the same footprint with a vertical expansion. Zoning District: R-88; Map: 30; Block: 6; Lot: 7&8.

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 5th and September 12th of the Town Tribune

Received by email on 08/29/2024 @ 9:03 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield

Cancellation Received 9/18/2024 @ 2:09 p.m.
By: Holly Z. Smith, Town Clerk, New Fairfield