

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

**October 17, 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, October 17, 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 # 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, 7.1.12 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.

**Application # 32-24:** Roscoe, 2 Woodcreek Road, for variances to Zoning Regulations 3.0.10A&C Barns for the purpose of constructing a new 2800 sq. ft. barn. Zoning District: R-44; Map: 24; Block: 1; Lot: 7.

**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 3<sup>rd</sup> and October 10<sup>th</sup> of the Town Tribune**