

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

**November 21, 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, November 21, 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 # 30-24: LFTP Interests, LLC, 49 Knollcrest Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear 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 # 33-24: MacGowan, 12 Hemlock Trail, for variances to Zoning Regulations 3.2.6A Front Setback to 36', 7.1.1.2 and 7.2.3A&B for the purpose of constructing an addition. Zoning District: R:44; Map: 20; Block: 4; Lot: 5-8, 57-59, 60.

Application # 34-24: Imhoff, 73 Lake Drive North, for variances to Zoning Regulations 3.2.6A Front Setback to 15.8', 3.2.6B Side Setbacks to 9.3' and 7', 3.2.6C Rear Setback to 440 line, 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of reconstructing a single-family home. Zoning District: R-44; Map: 15; Block: 1; Lot: 53.

Application # 35-24: Mactas, 2 Cove Lane, for variances to Zoning Regulations 3.0.9A,B,C,D&E Pergolas, 3.2.5A&B, 3.2.6C Rear Setback to 35', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a pergola on an existing deck. Zoning District: R-44; Map: 25; Block: 1; Lot: 45.

Application # 36-24: McCallum, 8 Possum Drive, for variances to Zoning Regulations 3.0.5A&B Private Permanent Detached Garages for the purpose of constructing a 26'x50' detached garage. Zoning District: R-44; Map: 24; Block: 2; Lot: 19&20.

Application # 37-24: Noszczyk, 36 Linda Lane, for variances to Zoning Regulations 3.0.5A&B Private Permanent Detached Garages, 3.2.5A, 3.2.6A Front Setback to 20', 3.2.6B Side Setback to 10', 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a detached two-car garage. Zoning District: R-44; Map: 6; Block: 4; Lot: 31.

Application # 38-24: Kaback, 85 Pine Hill Road, for variances to Zoning Regulations 3.0.10A&C Barns, 3.0.4A,B,D,E,F&G Minor Accessory Buildings & Structures for the purpose of constructing a 40'x56' barn and a 14'x24' shed. Zoning District: R-88; Map: 9; Block: 1; Lot: 2B.

Application # 39-24: Pollard, 48 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 4.4', 3.2.6C Rear Setback to 3', 3.2.7, 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 reconstructing an existing deck. Zoning District: R-44; Map: 20; Block: 1; Lot: 41&42.

Application # 40-24: McKay, 7 Pickett Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 15.1', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a three-season room on an existing concrete patio. Zoning District: R-44; Map: 33; Block: 3; Lot: 11.

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 7th and November 14th of the Town Tribune