

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

**January 16, 2020
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, January 16, 2020** at 7:00 p.m. in the New Fairfield Library Community Room, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 65-19: Fructus Holdings LLC, 9 Roseton Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 22', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 24'x24' addition with an attached two-car garage. Zoning District: R-44; Map: 37; Block: 4; Lot: 5.

Continued Application # 67-19: McDonough, 69 Lake Drive South, for variances to Zoning Regulations 3.0.4C,E&F Side Setback to 5' for the purpose of constructing a garden shed with work deck. Zoning District: R-44; Map: 25; Block: 1, Lot: 1-4 (25-18).

Continued Application # 69-19: Troncale, 26 East View Road, for variances to Zoning Regulations 3.0.9C Pergolas, 3.2.5A&B, 3.2.6A Front Setback to 25.4' 3.2.6B Side Setbacks to 6" and 27.8', 3.2.6C Rear Setback to 42', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a masonry fireplace, pizza oven, countertop, overhead wooden structure, lattice screening and railings on an existing patio. Zoning District: R-44; Map: 11; Block: 3; Lot: 1.

Application # 01-20: HKMQ LLC, 42 State Route 39, for variances to Zoning Regulations 4.1.1A Uses or Buildings Permitted As of Right and 4.1.2A&F Special Permit Uses or Buildings for the purpose of constructing a 102'x50' 8-family duplex building. Zoning District: B/C; Map: 19; Block: 13; Lot: 12.

Application # 02-20: Guerra, 168 Shortwoods Road, for variances to Zoning Regulations 3.0.4C&F Minor Accessory Buildings and Structures for the purpose of installing a 12'x16' shed. Zoning District: R-88; Map: 10; Block: 16; Lot: 12.1.

Application # 03-20: Schneider, 16 Oswego Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 1.6', 3.2.11, 7.1.1.1A&B and 7.2.3A,B,E for the purpose of revising a previously approved variance. Zoning District: R-44; Map: 32; Block: 6; Lot: 63.

Application # 04-20: Welsh, 8 Fox Run Road, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6B Side Setback to 14', 3.2.6C Rear Setback to 30' 3.2.8 Maximum Impervious Coverage, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing an in-ground swimming pool and deck. Zoning District: R-44; Map: 15; Block: 1; Lot: 244.

Application # 05-20: Havira, 16 Candlewood Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 17.1', 3.2.6C Rear Setback to 16.8', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 39; Block: 5; Lot: 56-59.

Application # 06-20: Montelione, 96 Gillotti Road, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.1.5A&B, 3.1.6B Side Setback to 21', 7.1.1.2 and 7.2.3A&B for the purpose of installing an in-ground swimming pool. Zoning District: R-88; Map: 23; Block: 16; Lot: 91.

Application # 07-20: Hollister, 25 Candlewood Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 28'8", 3.2.6C Rear Setback to 28', 3.2.7, 3.2.8 Maximum Impervious Coverage, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 39; Block: 1; Lot: 64/69.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 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, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: January 2nd and January 9th of the Town Tribune