

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

**JULY REGULAR MEETING  
LEGAL NOTICE**

Notice is given that the ZBA Regular Meeting scheduled for Thursday, July 18, 2019 has been canceled. It has been **rescheduled** as noted below.

**SPECIAL MEETING  
July 25, 2019  
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a Special Meeting and a public hearing followed by a business session on **Thursday, July 25, 2019** 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.

**Application # 34-19:** Yorio, 3 Hillside Drive, for variances to Zoning Regulations 3.1.2K Special Permit Uses for the purpose of constructing an apartment addition. Zoning District: R-88; Map: 18; Block: 5; Lot: 15.

**Application # 40-19:** Pascale, 38 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 27'8", 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: 15; Block: 6; Lot: 55&56.

**Application # 41-19:** Marotta, 33 Warwick Road, for variances to Zoning Regulations 3.2.5A&B, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 17; Block: 3; Lot: 3&4.

**Application # 42-19:** King, 4 Charcoal Ridge Road East, for variances to Zoning Regulations 3.0.8A Gazebos, 3.2.5A, 3.2.11 and 7.1.1.1A&B for the purpose of constructing a gazebo. Zoning District: R-44; Map: 24; Block: 11; Lot: 5.

**Application # 43-19:** Dabkowski, 47 Lake Drive North, for variances to Zoning Regulations 3.0.8A&E Gazebos, 3.2.5A&B, 3.2.6A Front Setback to 1', 3.2.6B Side Setback to 0', 3.2.7, 3.2.11, 7.1.1.2, 7.2.3A&B for the purpose of constructing a carport (23'6"x15'6"). Zoning District: R-44; Map: 15; Block: 1; Lot: 33/34.

**Application # 44-19:** Dilello, 10 Yale Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 13', 3.2.6B Side Setbacks to 12.4' and 24.6', 3.2.C Rear Setback to 44.3', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of reconstructing an existing house with a vertical expansion. Zoning District: R-44; Map: 37; Block: 11; Lot: 35.

**Application # 45-19:** Bogues, 101 State Route 37, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 12.9', 3.1.6B Side Setback to 25.2', 3.1.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of increasing the roof height on a previously approved variance. Zoning District: R-88; Map: 13; Block: 5; Lot: 2.3.

**Application #46-19:** Kings International Group, 3 Bayview Terrace, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 34', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of legalizing an existing deck. Zoning District: R-44; Map: 15; Block: 10; Lot: 4.

**Application # 47-19:** Stella, 91 Lake Drive South, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 10.9', 3.2.6C Rear Setback to 26.4', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an addition on a single family house. Zoning District: R-44; Map: 25; Block: 1; Lot: 25.

**Application # 48-19:** Robinson, 12 Pettit Street, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 31', 3.2.6B Side Setback to 11.5', 3.2.8 Maximum Impervious Surfaces, 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a deck, deck addition and house addition. Zoning District: R-44; Map: 31; Block: 3; Lot: 29.

**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: July 11th and July 18<sup>th</sup> of the Town Tribune**