

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

**December 12, 2019  
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, December 12, 2019** 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 # 64-19:** See, 47 Lake Drive South, for variances to Zoning Regulations 3.0.4C&F Minor Accessory Buildings and Structures for the purpose of installing a shed. Zoning District: R-44; Map: 20; Block: 5; Lot: 22.

**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.

**Application # 66-19:** 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 7.2.3AB&E for the purpose of installing a shed dormer in the existing footprint. Zoning District: R-44; Map: 39; Block: 1; Lot: 64/69.

**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).

**Application # 68-19:** Terminelle, 21 Fox Run, for variances to Zoning Regulations 3.0.5C Private Detached Garages, 3.2.5A&B, 3.2.6A Front Setback to 20' and 3.2.6C Rear Setback to 21', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a two-car garage with storage. Zoning District: R-44; Map: 15; Block: 1; Lot: 218.

**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 # 70-19:** Fitzgerald, 57A Knollcrest Road, for variances to Zoning Regulations 3.2.5B, 3.2.6A Front Setback to 33.7', 3.2.6B Side Setbacks to 9.8' and 15.3', 7.1.1.2 and 7.2.3A,B&E for the purpose of modifying an existing variance due to change in soffit size during construction which resulted in an increase in overhang. Zoning District: R-44; Map: 10; Block: 3; Lot: 84A.

**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: November 28<sup>th</sup> and December 5<sup>th</sup> of the Town Tribune**