

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

**February 21, 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, February 21, 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.

**Continued Application # 42-18:** Pogmore, 64 Inglenook Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 8', 3.2.6B Side Setback to 5' and 3.2.6C Rear Setback to 25.4', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a 24'x26' detached garage. Zoning District: R-44; Map: 41; Block: 1; Lot: 1.

**Continued Application # 51-18:** Song, 4 Cotton Tail Road, for variances to Zoning Regulations 3.0.8C&D Gazebos, 4.1.3A Minimum Lot Area & Frontage, 4.1.4C Minimum Building and Structure Setbacks Rear Setback to 14.2' and 4.1.1.4B Outdoor Eating for the purpose of constructing an outdoor gazebo enclosed on two sides and roof over the bar. Zoning District: B/C, Map: 24; Block: 15; Lot: 8 & 10.

**Continued Application # 55-18:** New Fairfield Falcons Pop Warner Inc., 54 Gillotti Road, for variances to Zoning Regulations 3.0.4C,D,E&F Minor Accessory Buildings and Structures and 3.1.5B for the purpose of placing an additional Storage Container between Stadium Turf and Rebel Turf near the other storage containers. Zoning District: R-88; Map: 23; Block: 16; Lot: 11.

**Continued Application # 56-18:** Wilk, 5 Brookside Road, for variances to Zoning Regulations 3.0.4C&E Minor Accessory Building & Structures for the purpose of placing a Stand-Alone Generator in the front yard of their property. Zoning District: R-44; Map: 37; Block: 5; Lot: 5-8.

**Continued Application # 57-18:** Chila/118 Lake Drive LLC, 118 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a family room and master bedroom addition over existing foundation and patio. Zoning District: R-44; Map: 25; Block: 1; Lot: 50.

**Continued Application # 59-18:** Moore, 7 Birch Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 9.5', 3.2.6B Side Setback to 7.2', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a two car garage with finished 2<sup>nd</sup> floor and an addition for a mudroom to connect the house and garage. Zoning District: R-44; Map: 2; Block: 3; Lot: 18.

**Continued Application # 60-18:** Schwam, 22 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 27.4', 3.2.6B Side Setbacks to 8' and 14.8', 3.2.6C Rear Setback to 19.1', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of a home expansion. Zoning District: R-44; Map: 20; Block: 1; Lot: 67.

**Application # 01-19:** Proto and Will, 27 Beaver Bog Road, for variances to Zoning Regulations 3.0.6A Swimming Pools, for the purpose of installing a built-in pool and patio located in the front yard. Zoning District: R-88; Map: 13; Block: 1; Lot: 6A.

**Application # 02-19:** Rowan, 61 Bogus Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 12', 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of adding 70 sq. ft. of deck to an existing landing on south side of house and a portico roof addition above front entry door. Zoning District: R-44; Map: 11; Block: 2; Lot: 24.

**Application # 03-19:** Edidin, 94 Lake Drive South, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 22', 3.2.6B Side Setback to 22', 3.2.6C Rear Setback to 22' for the purpose of adding two deck additions (10'x8' and 10'x6') to an existing deck. Zoning District: R-44; Map: 20; Block: 1; Lot: 5.2.

**Application # 04-19:** Astoria Enterprises/Halas, 10 Astoria Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 33', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a new two bedroom single family house. Zoning District: R-44; Map: 36; Block: 3; Lot: 12.

**Application # 05-19:** Bogues, 101 State Route 37, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 13.4', 3.1.6B Side Setback to 25.6', 3.1.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of rebuilding a single family house damaged in a fire with 7' roof height increase. Zoning District: R-88; Map: 13; Block: 5; Lot: 2.3.

**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: February 7<sup>th</sup> and February 14<sup>th</sup> of the Town Tribune**