

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

**January 17, 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, January 17, 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 # 41-18: Martino, 7 Woods Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38.1', 3.2.6B Side Setbacks to 6.9' and 5.6', 3.2.6C Rear Setback to 29.7', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of rebuilding an existing house with additions on the northeast and southwest corners. Zoning District: R-44; Map: 45; Block: 1, Lot: 10.

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.

Application # 51-18: Song, 4 Cotton Tail Road, for variances to Zoning Regulations 3.0.9C Pergolas, 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&E Outdoor Eating for the purpose of constructing an outdoor pergola enclosed on two sides and roof over the bar. Zoning District: B/C, Map: 24; Block: 15; Lot: 8 & 10.

Application # 52-18: Adamchak, 4 Penny Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 34', 3.2.6B Side Setback to 17' and 7.1.1.2 for the purpose of constructing a master bedroom and bathroom addition. Zoning District: R-44; Map: 10; Block: 10; Lot: 4, 8 & 9.

Application # 53-18: D'Costa, 6 Hewlett Road, for variances to Zoning Regulations 3.2.5A, 3.2.11 and 7.1.1.2 for the purpose of constructing a 8'x12' deck. Zoning District: R-44; Map: 38; Block: 2, Lot: 8.

Application # 54-18: New Outlook Homes LLC, 52 Possum Drive, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 30', 3.2.11 and 7.1.1.1A&B for the purpose of adding a 4'x9' section to an existing deck. Zoning District: R-44; Map: 24; Block: 6; Lot: 12.

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.

Application # 56-18: Wilk, 5 Brookside Drive, 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.

Application # 57-18: Chila/118 Lake Drive LLC, 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.

Application # 58-18: Partelow, 14 East Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 6.8', 3.2.11, 7.1.1.2A&B and 7.2.3A&B for the purpose of building a one car garage addition to the front of the home. Zoning District: R-44; Map: 11; Block: 3; Lot: 34.

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 2nd floor and an addition for a mudroom to connect the house and garage. Zoning District: R-44; Map: 2; Block: 3; Lot: 18.

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.

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 3rd and January 10th of the Town Tribune