

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

**OCTOBER REGULAR MEETING
LEGAL NOTICE**

Notice is given that the ZBA Regular Meeting scheduled for **Thursday, October 17, 2019** has been cancelled. It has been rescheduled as noted below.

**SPECIAL MEETING
October 21, 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 **Monday, October 21, 2019** at 7:00 p.m. in the **New Fairfield High School Library located at 54 Gillotti Road**, New Fairfield, regarding the following applications and appeals.

Continued Application # 50-19: Lewis, 41 Candlewood Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 17.1', 3.2.6B Side Setback to 9.2'', 3.2.6C Rear Setback to 15.2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of increasing the second floor rear wall to 6' and converting sunroom into living space. Zoning District: R-44; Map: 39; Block: 6; Lot: 33.

Continued Application # 55-19: Anello, 4 Overlook Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 42.8', 3.2.6B Side Setbacks to 9.9' and 12', 3.2.6C Rear Setback to 31.5', 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 with no increase of existing footprint. Zoning District: R-44; Map: 45; Block: 5; Lot: 36.

Continued Application # 56-19: 1 Sawmill Road LLC, 1 Sawmill Road, for variances to Zoning Regulations 4.0.1 Table of Zoning Requirements, 4.1.2F Special Permit Uses or Buildings, 4.1.3A&B and 7.2.3 for the purpose of constructing two (2) apartments with 2 bedrooms each in an existing building. Zoning District: B/C; Map: 24; Block: 15; Lot: 16.

Continued Application # 59-19: Strol, 117 State Route 39, for variances to Zoning Regulations 3.1.2K Special Permit Uses, 3.1.5A&B, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of legalizing an existing apartment on the lower level. Zoning District: R-88; Map: 19; Block: 1; Lot: 26.

Continued Application # 60-19: McEnery, 7 Penny Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 21', 3.2.6B Side Setbacks to 11' and 15', 3.2.6C Rear Setback to 31', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 3-season room over an existing patio with an open deck above. Zoning District: R-44; Map: 10; Block: 11; Lot: 11.

Application # 61-19: 20 Overlook Road LLC, 20 Overlook Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 29', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of changing the location of entry stairs to an existing driveway. Zoning District: R-44; Map: 45; Block: 5; Lot: 49, 50, 51.

Application # 62-19: Cioffoletti, 56 Woodcreek Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 13', 3.2.6B Side Setbacks to 21' and 58', 3.2.8 Maximum Impervious Surfaces, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new single family house with garage. Zoning District: R-44; Map: 25; Block: 4 and Lot: 11.

Application # 63-19: Jakacic, 17 Keplers Way, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 46', 3.2.11, 7.1.1.2A&B and 7.2.3A&B for the purpose of a deck addition. Zoning District: R-44; Map: 45; Block: 5; Lot: 20, 52, 53.

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: October 10th and October 17th of the Town Tribune