

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

**September 19, 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, September 19th, 2019** at 7:00 p.m. at the Company A Fire House, located at 302 Ball Pond Road, New Fairfield, regarding the following applications and appeals.

**Continued 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.

**Continued Application # 49-19:** Forster, 6 Cecelia Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 16', 3.2.6B Side Setback to 19.6'. 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a vertical expansion and installing a regular door entrance next to the existing garage door. Zoning District: R-44; Map: 10; Block: 8; Lot: 13.

**Continued Application # 50-19:** Lewis, 41 Candlewood Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 18', 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 15', 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 # 52-19:** Kraska, 5 Shore Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 33.5', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion, covering part of an existing patio with roof and installing an outdoor fireplace. Zoning District: R-44; Map: 10; Block: 1; Lot: 3-5.

**Application # 54-19:** Wohr, 18 Lakeshore North, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setbacks to 22.56' and 21.04', 3.2.6B Side Setback to 9.65', 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: 40; Block: 2; Lot: 1-3.

**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.

**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.

**Application # 57-19:** Lewis, 32 East View Road, for variances to Zoning Regulations 3.0.4C Minor Accessory Buildings and Structures, 3.2.5A, 3.2.6A Front Setback to 2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a carport on an existing parking area. Zoning District: R-44; Map: 10; Block: 3; Lot: 78-80.

**Application # 58-19:** Perkins, 6 Field Avenue, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 14', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a stairway at the front of the house. Zoning District: R-44; Map: 39; Block: 6; Lot: 46-52.

**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.

**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.

**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: September 5<sup>th</sup> and September 12<sup>th</sup> of the Town Tribune**