

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

**September 17, 2020  
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 17, 2020** at 7:00 p.m. **via Zoom Web Conference regarding the following applications and appeals. Please visit the following website and follow directions, <https://zoom.us/j/97500119555> or Dial in (929) 205-6099, Meeting ID: 975 0011 9555.**

**Application # 29-20:** Marandi, 31 Inglenook Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A, 3.2.6A Front Setback to 20', 3.2.6B Side Setback to 8', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of installing a 6.8'x6.8' hot tub. Zoning District: R-44; Map: 41; Block: 8; Lot: 38.

**Application # 30-20:** Fugelsang, 5 Old Farm Road, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 11.2', 3.2.11, 3.2.8, 7.1.1.1.A&B and 7.2.3A&B for the purpose of constructing a master bath addition. Zoning District: R-44; Map: 23; Block: 6; Lot: 3.

**Application # 31-20:** LoGiudice, 54 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 10.8', 3.2.6C Rear Setback to 3.6', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of replacing an existing deck with a 32'x20' deck, adding a Screened Front Porch with Roof and a 3-Season Porch with Roof and hidden sun deck. Zoning District: R-44; Map: 15; Block: 1; Lot: 83-84.

**Application # 32-20:** Ashley, 55 Lavelle Avenue, for variances to Zoning Regulations 3.0.10 Mechanical Equipment, 3.2.5A&B, 3.2.6B Side Setback to 3', 3.2.11, 7.1.1.2 and 7.2.3A& B for the purpose of installing a generator. Zoning District: R-44; Map: 2; Block: 7; Lot: 28.

**Application # 33-20:** Lee and McKensie, 5 Candlewood Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 14', 3.2.6C Rear Setback to 32', 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 vertical expansion. Zoning District: R-44; Map: 39; Block: 1; Lot: 15.

**Application # 34-20:** McKee, 31 Ridge Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 37.5', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of replacing and enlarging an existing deck. Zoning District: R-44; Map: 15; Block: 4; Lot: 11 &12.

**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, 3.2.8 Maximum Impervious 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

**PUBLISH DATES: September 3<sup>rd</sup> and September 10<sup>th</sup> of the Town Tribune**