

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

**October 15, 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, October 15, 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/93458618248> or Dial in (929) 205 6099, Meeting ID: 934 5861 8248.**

Continued 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.

Continued Application # 30-20: Fugelsang, 5 Old Farm Road, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 11.2', 3.2.8, 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.

Continued Application # 33-20: Lee and McKensie, 5 Candlewood Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 19', 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 # 35-20: Buchwald, 29 Sail Harbour Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools and 3.2.6C Rear Setback to 36.7' for the purpose of installing an 18'x24' in-ground gunite swimming pool. Zoning District: R-44; Map: 2; Block: 1; Lot: 04.

Application # 36-20: Jordan, 76 Lake Drive South, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Buildings & Structures for the purpose of constructing a 10'x5.4'x5' garbage enclosure. Zoning District: R-44; Map: 20; Block: 1; Lot: 18-23.

Application # 37-20: Ramesh and Dash, 5 Sylvan Road, for variances to Zoning Regulations 3.2.6B Side Setback to 7.6', 3.2.6C Rear Setback to 0', 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing wooden steps with landing to the 440 line. Zoning District: R-44; Map: 25; Block: 2; Lot: 9.1.

Application # 38-20: Havira, 16 Candlewood Road, for variances to Zoning Regulations 3.2.5A,B&C, 3.2.6B Side Setback to 19.1', 3.2.6C Rear to 40', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a deck under the existing deck. Zoning District: R-44; Map: 39; Block: 5; Lot: 56-59.

Application # 39-20: 20 Overlook Road LLC, 20 Overlook Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 27', 3.2.6B Side Setback to 11', 3.2.6C Rear Setback to 39', 3.2.11 and 7.1.1.2 to legalize construction of home per as-built survey. Zoning District: R-44; Map: 45'; Block: 5; Lot: 49-51.

Application # 40-20: Brown, 27 Candlewood Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.5A Front Setback to 19', 3.2.6C Rear Setback to 17', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 20'x22' deck. Zoning District: R-44; Map: 39; Block: 7; Lot: 17.

Application # 41-20: Kraska, 9 Knollcrest Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 11', 3.2.6C Rear Setback to 26.6', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing and rebuilding a single family house with an addition. Zoning District: R-44; Map: 10; Block: 4; Lot: 4.

Application # 42-20: Savoia, 50 Hudson Drive, for variances to Zoning Regulations 3.0.10 Mechanical Equipment for the purpose of installing a whole-house generator. Zoning District: R-44; Map: 37; Block: 11; Lot: 4.2.

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: October 1st and October 8th of the Town Tribune