

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

**November 19, 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, November 19, 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/92718619753> or Dial in (929) 205 6099, Meeting ID: 927 1861 9753.**

**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 # 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.

**Continued Application # 37-20:** Ramesh and Dash, 5 Sylvan Road, for variances to Zoning Regulations 3.2.6B Side Setbacks to 4' and 7.5', 3.2.6C Rear Setback to 8', 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 # 43-20:** Shiro, 11 Knolls Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 35', 3.2.6C Rear Setback to 34.5', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing an open deck with stairs. Zoning District: R-44; Map: 40; Block: 3; Lot: 17-19.

**Application # 44-20:** Neves, 26 Fox Run (CI), for variances to Zoning Regulations 3.2.8 for the purpose of constructing a master bedroom addition and in-ground pool. Zoning District: R-44; Map: 15; Block: 1; Lot: 226.

**Application # 45-20:** Keltos, 8 Muller Street, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6C Rear Setback to 40.5', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing a hot tub and patio in the rear of the property. Zoning District: R-44; Map: 31; Block: 4, Lot: 10.

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