

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

**December 14, 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 **Monday, December 14, 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/97328186299> or Dial in (929) 205 6099, Meeting ID: 97328186299.**

Application # 46-20: Loy, 106 Lake Drive South (CI), for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6C Rear Setback to 25', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 15'x15' spa with planters, steps to grade patio and terrace, walkway and replacing existing steps to lake . Zoning District: R-44; Map: 20; Block: 7; Lot: 4-5.

Application # 47-20: Troncale, 26 Eastview Road, for variances to Zoning Regulations 3.0.9C Pergolas, 3.2.5A&B, 3.2.6B Side Setback to 1.9', 3.2.6C Rear Setback to 39', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of amending a previously granted variance for an outdoor kitchen including extending the pizza oven to 6', overall height to 8' and width 3' to the south. Zoning District: R-44; Map:11; Block: 3; Lot: 1.

Application # 48-20: Knox, 27 Candlewood Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6A Front Setback to 18', 3.2.6C Rear Setback to 13', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 20'x22' deck with hot tub. Zoning District: R-44; Map: 39; Block: 7; Lot: 17.

Application # 49-20: Town of New Fairfield, 54 Gillotti Road, for variances to Zoning Regulations 3.0.3A Maximum Building Height and 3.1.10 Maximum Building Height for the purpose of constructing a new High School. Zoning District: R-88; Map: 23; Block: 16; Lot 11.

Application # 50-20: Town of New Fairfield, 24 Gillotti Road, for variances to Zoning Regulations 3.1.7 Maximum Building Area and 3.1.8 Maximum Impervious Coverage for the purpose of renovating the Consolidated Early Learning Academy. Zoning District: R-88; Map: 23; Block: 16; Lot: 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: December 3rd and December 10th of the Town Tribune