

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

**January 21, 2021  
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, January 21, 2021** 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/99493629231> or dial in +1 929 205 6099; Meeting ID: 994 9362 9231.

**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', 3.2.6B Side 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 # 51-20:** Audo, 4 Byebrook Court, for variances to Zoning Regulations 3.0.9C Pergola for the purpose of constructing a 12'x12' pergola over a 12'x12' patio. Zoning District: R-88; Map: 13; Block: 2; Lot: 1.3.

**Application # 52-20:** Caplan, 4 Cove Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 6.2' and 14.5', 3.2.6C Rear Setback to 20.3', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E to construct a one story addition for entry and second floor addition with screened porch above existing deck. Zoning District: R-44; Map: 25; Block: 1; Lot:44.

**Application # 53-20:** Reif, 16 Keplers Way, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 8', 3.2.6B Side Setback to 10', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an 16'x27.6' addition to extend the family room and master bedroom with storage above and install (2) 5' dormers on existing. Zoning District: R-44; Map: 45; Block: 5; Lot: 18.

**Application # 54-20:** Ventura, 1 Almargo Avenue, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 20', 3.2.6B Side Setback to 6.4', 3.2.6C Rear Setback to 30', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of installing a bump out shed roof dormer over main front roof dormer. Zoning District: R-44; Map: 40; Block: 2; 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: January 7<sup>th</sup> and January 14<sup>th</sup> of the Town Tribune**