

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

**February 18, 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, February 18, 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/92632694647> or dial in +1 929 205 6099; Meeting ID: 92632694647.**

**Continued 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 # 01-21:** Saccente, 119 State Route 39, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.1.5A, 3.1.6A Front Setback to 20', 3.1.6B Side Setback to 10', 3.1.11, 3.2.8, 7.1.1.2A&B and 7.2.3A&B for the purpose of installing an above-ground swimming pool. Zoning District: R-88; Map: 19; Block: 2; Lot:1.

**Application # 02-21:** DeFeo, 19 Crestway, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 35.7', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a single-family house. Zoning District: R-44; Map: 10; Block: 3; Lot: 46-47.1

**Application # 03-21:** Kepping, 51 Ball Pond Road East, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 31', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 22; Block: 5; Lot: 28-29.

**Application # 04-21:** Sedlak, 18 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 36.23', 3.2.6B Side Setbacks to 11.5' and 9.9', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 15; Block: 6; Lot: 71.

**Application # 05-21:** Dapolite, 6 Lakeshore South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 26.1', 3.2.6B Side Setbacks to 7.2' and 11', 3.2.6C Rear Setback to 43.4' for the purpose of demolishing an existing house and reconstructing a new house on same footprint. Zoning District: R-44; Map: 45; Block: 3; Lot: 32.

**Application # 06-21:** Loy, 106 Lake Drive South, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6C Rear Setback to 36.8', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing a 15'x15' spa, a 6'x16' jacuzzi pool with planters and steps to the lake. Zoning District: R-44; Map: 20; Block: 7; Lot: 4&5.

**Application # 07-21:** Terminelle, 21 Fox Run, for variances to Zoning Regulations 3.0.5C Private Detached Garages, 3.2.5B, 3.2.6A Front Setback to 20', 3.2.6C Rear Setback to 28', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a one-story 20'x20' two-car garage. Zoning District: R-44; Map: 15; Block: 1; Lot: 218.

**Application # 08-21:** Wood, 5 High Trail, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 24', 3.2.6B Side Setback to 3.9', 3.2.6C Rear Setback to 23', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 24'x40' addition. Zoning District: R-44; Map: 15; Block: 4; Lot: 3.

**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: February 4<sup>th</sup> and February 11<sup>th</sup> of the Town Tribune**