

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

**March 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, March 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/91850741500> or dial in +1 929 205 6099; Meeting ID: 91850741500.**

Continued 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.

Continued 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.

Continued 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.

Application # 09-21: Hirsch, 24 Curtis Avenue, for variances to Zoning Regulations 3.1.3A Accessory Uses for the purpose of parking a commercial vehicle in the driveway for overnight storage and parking. Zoning District: R-44; Map: 34; Block: 21; Lot: 4.

Application # 10-21: Caraballo, 34 Ilion Road, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.2.5A, 3.2.6C Rear Setback to 20', 3.2.11 and 7.1.1.2A&B for the purpose of installing an above-ground pool. Zoning District: R-44; Map: 35; Block: 11; Lot: 2 & 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: March 4th and March 11th of the Town Tribune