

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

**June 19, 2017
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, June 19, 2017** at 7:00 p.m. in the **Community Room at the New Fairfield Public Library**, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 11-17: Morris, 40 Lakeshore North, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback 22', 3.2.6B Side Setbacks to 7.4' and 19', 3.2.6C Rear Setback to 25.6', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of a vertical second floor expansion. Zoning District: R-44; Map: 40; Block: 4; Lot: 4.

Continued Application # 12-17: HKMQ LLC, 42 Route 39, for variances to Zoning Regulations 4.1.4A,B&D Minimum Building and Structure Setbacks, 4.1.4A Front Setback to 17' and 4.1.4B Side Setback to 16' for the purpose of constructing a retail/office building. Zoning District: B/C; Map: 19; Block: 13; Lot: 12.

Continued Application # 14-17: Bernardini, 90 State Route 39, for variances to Zoning Regulations 4.1.4D Minimum Building and Structure Setbacks, 4.1.4C Rear Setback to 6' and 4.2.7A&B Landscaping Requirements for the purpose of expanding a parking lot which abuts residential R-44 property. Zoning District: B/C; Map: 19; Block: 12; Lot: 19.

Continued Application # 18-17: Hahn, 9 Merlin Avenue, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 17', 3.2.6C Rear Setback to 15.5', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of extending an existing deck into the rear and side yard. Zoning District: R-44; Map: 34; Block: 3; Lot: 7.

Application # 17-17: Hollister, 25 Candlewood Drive, for variances to Zoning Regulations, 3.2.5A&B, 3.2.6C Rear Setback to 3.2', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of building a rear porch and side addition to an existing house. Zoning District: R-44; Map: 39; Block: 1; Lot: 64/69.

Application # 19-17: Serokosz, 15 Erin Drive, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 34', 3.1.6B Side Setback to 22', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of building an attached garage and breezeway. Zoning District: R-88; Map: 23; Block: 15; Lot: 21.

Application # 20-17: Woodin, 12 Schermerhorn Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 35', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of adding a second floor addition. Zoning District: R-44; Map: 36; Block: 3; Lot: 10&11.

Application # 21-17: State of Connecticut, 210 State Route 39 (#6 #4Bogus Hill Right of Way) for variances to Zoning Regulations 3.0.4C,D,E&F Minor Accessory Buildings and Structures, 3.2.6A Front Setback to 0', 3.2.6C Rear Setback to 10' (from 440 line), 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of replacing an 8'x8' existing guard shed with a new 8'x12' guard shed. Zoning District: R-44; Map: 10; Block: 12; Lot: 1.

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, 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
JDP/jmb

PUBLISH DATES: June 8th and June 15th of the Town Tribune