

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

**November 16, 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 **Thursday, November 16, 2017** at 7:00 p.m. in the **Community Room of the New Fairfield Library**, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

**Continued Application # 33-17:** Meyers, 16 Beaver Bog Road, for variances to Zoning Regulations 3.1.5B, 3.1.6A Front Setback to 35', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing an attached three-car garage with living space above. Zoning District: R-88; Map: 13; Block: 6; Lot: 6.5

**Application # 34-17:** Corbin, 51 Lavelle Avenue, for variances to Zoning Regulations 3.2.5A&B, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a partially covered porch off the rear of the house. Zoning District: R-44; Map: 2; Block: 7; Lot: 26 + 27.

**Application # 35-17:** Bernardini, 90 State Route 39, for variances to Zoning Regulations 4.1.4A Front Setback to 35' Minimum Building and Structure Setbacks for the purpose of changing the roofline from a flat tar roof to a gable roof on a previously approved variance. Zoning District: B/C; Map: 19; Block: 12; Lot: 19.

**Application # 36-17:** Dean, 10 Sunset Trail, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 10', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a portico over an existing entry way. Zoning District: R-44; Map: 15; Block: 6; Lot: 38-39.

**Application # 37-17:** Rubio, 61 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 6.2', 3.2.6B Side Setback to 7.6', 3.2.7, 3.2.11, 7.1.1.2, and 7.2.3A,B&E for the purpose of demolishing an existing garage and rebuilding a new garage on the existing footprint. Zoning District: R-44; Map: 15; Block: 1, Lot: 4.

**Application # 38-17:** Adao, 4 Roseton Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 32', 3.2.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of constructing a garage in the existing space below the family room and deck. Zoning District: R-44; Map: 37; Block: 15; Lot: 6.

**Application # 39-17:** Schneider, 34 Ilion Road, for variances to Zoning Regulations 3.2.5B, 3.2.6B Side Setback to 7'6', 3.2.6C Rear Setback to 36', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of changing the roofline of an existing structure. Zoning District: R-44; Map: 35, Block: 11; Lot: 2,3 & 4.

**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: November 2nd and November 9th of the Town Tribune**