

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

**April 26, 2018
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, April 26, 2018** 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 # 04-18: Sarro, 21 Woods Road, for variances to Zoning Regulations 3.2.5B, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 20; Block: 12; Lot: 20A.

Continued Application # 05-18: 76 Lake Drive South LLC, 76 Lake Drive South, for variances to Zoning Regulations 3.0.4A,B,C,E,F&G1,2,3, Minor Accessory Building and Structure, 3.2.6A Front Setback to 6.2', 3.2.6B Side Setbacks to 35.1' and 87' and 3.2.6C Rear Setback to 3.5', 3.2.7, 6.4 Excavation, Removal, Filling, and Grading of Earth Material, 6.4.3D Exemptions, 6.4.4A Grading Standards, 6.4.7 Application of Special Permit, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new single family home with site improvements and landscaping. Zoning District: R-44; Map: 20; Block: 1; Lot: 18-23.

Application # 07-18: ZIM LLC, 2 Flora Street, for variances to Zoning Regulations 3.1.5A&B, 3.1.6B Side Setback to 22.7', 3.1.6C Rear Setback to 15', 3.1.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of constructing a new 12' x 15.3' deck Zoning District: R-88; Map: 30; Block: 1; Lot: 18.

Application # 08-18: Spruce Ridge Craftsmen, 2 Barn Brook Drive, for variances to Zoning Regulations 3.1.6B Side Setback to 24' for the purpose of constructing a rear deck. Zoning District: R-88; Map: 13; Block: 2; Lot: 1.15.

Application # 09-18: Hughes, 335 Route 39, for variances for Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 18', 3.2.6C Rear Setback to 30', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a rear deck over an existing patio and replacing a porch roof. Zoning District: R-44; Map: 2; Block: 8; Lot: 5.

Application # 10-18: Woodin, 12 Schermerhorn Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 19.5', 3.2.6C Rear Setback to 25.8', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a deck. Zoning District: R-44; Map: 36; Block: 3; Lot: 10 & 11.

Application # 11-18: Mohr, 35 Macbean Drive, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements – Residential District and 3.2.5 for the purpose of having the vacant lot recognized as a single family dwelling building lot. Zoning District: R-44; Map: 24; Block: 14; Lot: 16.

Application # 12-18: Leiter, 19 Great Meadow Road, for variances to Zoning Regulations 3.0.9A,B,C&E Pergolas, 3.2.5A&B, 3.2.6A Front Setback to 35', 3.2.6B Side Setbacks to 12' and 3', 3.2.6C Rear Setback to 0', 3.2.7, 3.2.11, 7.1.1.2, 7.2.3A,B&E for the purpose of enlarging a side deck, increasing the pitch and raising height of kitchen and constructing a portico roof over the front entrance. Zoning District: R-44; Map: 10; Block: 5; Lot: 5.

Application # 13-18: Foley, 83 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 13', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of a vertical expansion and bedroom addition. Zoning District: R-44; Map: 15; Block: 1; Lot: 59-61.

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: April 12th and April 19th of the Town Tribune