

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

**Special Meeting**

**April 27, 2017  
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a Special meeting public hearing followed by a business session on **Thursday, April 27, 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 # 01-17:** Rubio, 61 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 24', 3.2.6B Side Setbacks to 13' and 10', 3.2.7, 3.2.11, 7.1.1.2A,B&C and 7.2.3A,B&E for the purpose of reconstructing 1700 sq. ft. of an existing house and adding a 525 sq. ft. front addition. Zoning District: R-44; Map: 15; Block: 1; Lot: 47.

**Continued Application # 02-17:** Hicks LLC, 7 Route 37, for variances to Zoning Regulations 4.1.3A&B Minimum Lot Area, 4.1.4B Side Setback to 9', Minimum Building & Structure Setbacks and 7.2.3A,B&E for the purpose of constructing an enclosed garage over an existing outdoor vehicle lift. Zoning District: B/C; Map: 24; Block: 8; Lot: 4.

**Continued Application # 09-17:** O'Hara, 29 Jeremy Drive, for variances to Zoning Regulations 3.0.5A,B &C Private Permanent Detached Garage, 3.1.5B&C, 3.1.6B Side Setback to 30', 3.1.6C Rear Setback to 40' and 7.1.1.1A&B for the purpose of building a 25'x48' Detached Garage. Zoning District: R-88; Map: 12; Block: 1, Lot: 50.

**Application # 10-17:** Turner, 13 Flak Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 19.93', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of a vertical second floor expansion on the existing footprint and constructing an attached two-car garage. Zoning District: R-44; Map: 2; Block: 1; Lot: 11.

**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.

**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.

**Application # 13-17:** Roberts, 8 Candlewood Knolls Road, for variances to Zoning Regulations, 3.2.5A&B, 3.2.6B Side Setback to 11', 3.2.6C Rear Setback to 19', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of rebuilding and expanding an existing deck. Zoning District: R-44; Map: 20; Block: 11; Lot: 8.

**Application # 14-17:** Bernardini, 90 State Route 39, for variances to Zoning Regulations 4.1.4B,C&D Minimum Building and Structure Setbacks, 4.1.4C Rear Setback to 10' for the purpose of expanding a parking lot which abuts residential R-44 property. Zoning District: B/C; Map: 19; Block: 12; Lot: 19.

**Application # 15-17:** Srivicasaraghavan, 144 and 146 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 8.2', 3.2.6B Side Setbacks to 6' and 17.4', 3.2.6C Rear Setback to 2.6', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3.A,B&E for the purpose of constructing a new addition to a home on a combined lot to become 146 Lake Drive South. Zoning District: R-44; Map: 25; Block 1; Lot: 32 (144), 31 (146).

**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 13<sup>th</sup> and April 20<sup>th</sup> of the Town Tribune**

Joanne Brown  
Recording Secretary, Zoning Board of Appeals