

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

**June 21, 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, June 21, 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 # 15-18:** Skogstrom, 50 Dick Finn Road, for variances to Zoning Regulations 3.0.6B Swimming Pools and 3.1.6B to 22' for the purpose of constructing an above ground pool. Zoning District: R-88; Map: 14; Block: 1; Lot: 22.

**Continued Application # 16-18:** Tharas, 1 Dale Road, for variances to Zoning Regulations 3.0.4E&F Minor Accessory Building and Structures to construct a 12'x16' wood shed. Zoning District: R-44; Map: 33; Block: 1; Lot: 73.

**Continued Application # 17-18:** Spruce Ridge Craftsmen, 28-30 Lillian Avenue, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38', 3.2.6C Rear Setback to 15', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 34; Block: 20; Lot: 24

**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 # 19-18:** McCardell, 21 Ball Pond East, for variances to Zoning Regulations 3.2.5A&B, 3.2.6 B Side Setback to 8', 3.2.6C Rear Setback to 23', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a deck. Zoning District: R-44; Map: 22; Block: 5; Lot: 6.

**Application # 20-18:** Ostuni, 5 Lakeshore North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 38.6', 3.2.6B Side Setback to 10.9', 3.2.6C Rear Setback to 1.5', 3.2.7, 3.2.8 Maximum Impervious Surfaces, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of second story vertical expansion. Zoning District: R-44; Map: 40; Block: 6; Lot: 2&3.

**Application # 21-18:** Poole, 24 Sunset Trail, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 14.3', 7.1.1.2 and 7.2.3A,B&E for the purpose of a second story vertical expansion. Zoning District: R-44; Map: 15; Block: 6; Lot: 25-26.

**Application # 22-18:** Coury, 6 Hickory Lane, for variances to Zoning Regulations 3.0.4C&F Minor Accessory Buildings & Structures for the purpose of constructing a 12'x24' shed. Zoning District: R-88; Map: 19; Block: 15; Lot: 5.20A.

**Application # 23-18:** Crowley, 4 East Lake Road, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 47' 3.1.6B Side Setbacks to 24' (south) and 27' (north), 3.1.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of renovating an existing single family home, increasing the footprint and a second story vertical expansion. Zoning District: R-88; Map: 23; Block: 14; Lot: 3.

**Application # 24-18:** Kern, 4 Shore Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 37', 3.2.6B Side Setbacks to 10.8' and 9.8', 3.2.6C Rear Setback to 42', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B,&E to expand an existing 18'x10'porch into 24'x10' of living space and to construct a 23'x10' deck off the rear of the house. Zoning District: R-44; Map: 10; Block: 1; Lot: 13.

**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 7<sup>th</sup> and June 14<sup>th</sup> of the Town Tribune**