

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

**May 17, 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, May 17, 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 # 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 # 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 # 14-18:** Tilton, 72 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 12.4', 3.2.11, 7.1.1.2, and 7.2.3A,B&E for the purpose of a vertical expansion to add a bay window and a new bedroom dormer. Zoning District: R-44; Map: 20; Block: 1; Lot: 24.

**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.

**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.

**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 # 18-18:** Reilly, 21 & 23 Lloyd Avenue, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 14', 3.2.6C Rear Setback to 39', 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: 15.

**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: May 3rd and May 10th of the Town Tribune**