

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

**August 19, 2021
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, August 19, 2021** at 7:00 p.m. in the New Fairfield Library Community Room, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 29-21: Olivet, 18 Indian Hill Lane, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6C Rear Setback to 42', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of installing a 21' above-ground swimming pool. Zoning District: R-44; Map: 23; Block: 21; Lot: 11.

Application # 33-21: 95 Louise's Lane LLC, 7 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 24.5', 3.2.6B Side Setback to 11.9', 3.2.6C Rear Setback to 42.9', 3.1.1.1, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a 2-bedroom residence. Zoning District: R-44; Map: 15; Block: 1; Lot: 8.

Application # 34-21: Budich, 8 Big Trail, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 42.1', 3.1.6B Side Setbacks to 26.3' and 1.4', 3.1.1.1, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a 1-story addition with a 2-car garage underneath and dormer above the kitchen. Zoning District: R-88; Map: 5; Block: 1; Lot: 17.

Application # 35-21: Rus, 2 Barn Brook Drive, for variances to Zoning Regulations 3.0.6B Swimming Pools and 3.1.6B Side Setback to 25' for the purpose of installing an in-ground pool. Zoning District: R-88; Map: 13; Block: 2; Lot: 1.5.

Application # 36-21: Santomero, 2 Dunham Drive, for the purpose of holding a public hearing for an Automobile Dealer's License/Repairer's License. Zoning District: LI; Map: 24; Block: 15; Lot: 26.

Regulations Key: 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, 3.2.8 Maximum Impervious 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. 7.2.3A,B,&E Nonconforming use of building or structure, nonconforming buildings or structure.

Joe DePaul, Chairman

PUBLISH DATES: August 5th and August 12th of the Town Tribune