

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

**September 16, 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, September 16, 2021**, at 7:00 p.m. via **Zoom Web Conference regarding the following applications and appeals. Please visit the following website and follow directions, <https://zoom.us/j/92229291768> or dial in +1 929 205 6099; Meeting ID: 92229291768.**

**Continued 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 5', 3.1.1.1, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a two-bedroom residence. Zoning District: R-44; Map: 15; Block: 1; Lot: 8.

**Application # 37-21:** Logiudice, 54 Lake Drive North, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Buildings & Structures, 3.0.9A,B,C,D&E, Pergolas, 3.2.5A&B, 3.2.6B Side Setback to 1', 3.2.6C Rear Setback to 1' (shed) and 5.5' (pergola), 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an open 20'x20' pergola over an existing deck and constructing an 8'x10' shed. Zoning District: R-44; Map: 15; Block: 1; Lot: 83-84.

**Application # 38-21:** Dapolite, 6 Lakeshore South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 11' and 7.2', 3.2.6C Rear Setback to 28.6', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new house on the same footprint. Zoning District: R-44; Map: 45; Block: 3; Lot 32.

**Application # 39-21:** Jameson and Socquet, 101 Pine Hill Road, for variances to Zoning Regulations 3.1.6A Front Setback to 45.5', 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a vertical expansion over an existing master bedroom to create a 6'x21' clerestory. Zoning District: R-88; Map: 9; Block: 1; Lot: 6.2.

**Application # 40-21:** Zerrenner, 21 Deer Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 20.3', 3.2.8, 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a two-story addition to an existing house. Zoning District: R-44; Map: 44; Block: 6; Lot: 15.

**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: September 2<sup>nd</sup> and September 9<sup>th</sup> of the Town Tribune**

