

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

**October 21, 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, October 21, 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/96095677069> or dial in +1 929 205 6099; Meeting ID: 96095677069.**

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.

Continued Application # 40-21: Zerrenner, 21 Deer Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 18.9', 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.

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 # 41-21: Marlowe, 25 Overlook Road, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 20', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a wooden deck and stairs. Zoning District: R-44; Map: 45; Block: 5; Lot: 62.

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: October 7th and October 14th of the Town Tribune