

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

**March 16, 2023
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, March 16, 2023 at 7:00 p.m. via Zoom Web Conference regarding the following applications and appeals. Please visit the following website <https://zoom.us/j/93233592847> and follow directions or dial in +1 929 205 6099; Meeting ID: 93233592847.**

Continued Application # 01-23: Albano-Carmichael, 7 Lamont Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 7.9', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2, and 7.2.3A,B&E to legalize a single-family dwelling built in the wrong location. Zoning District: R-44; Map: 36; Block: 10; Lot: 16.

Continued Application # 02-23B: Noren, 85 Lake Drive South, for variances to Zoning Regulations 3.2.5A,B&C, 3.2.6A, 3.2.6B Side Setback to 10.7', 3.2.6C Rear Setback to 0', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose installing a permanent roof and screened porch on an existing patio. Zoning District: R-44; Map: 25; Block: 1; Lot: 22.

Application # 03-23: St. Edward the Confessor Corporation, 21 Brush Hill Road, for variances to Zoning Regulations 3.2.7, 3.2.8, 6.1.1A&B, 6.2.1A1, 6.6.2K Landscaping and Parking Area Standard, 7.1.1.2 and 7.2.3A,B&E for the purpose of implementing parking lot improvements. Zoning District: R-44; Map: 23; Block: 2; Lot: 1.

Application # 04-23: Trepiccione (Castro), 67 State Route 37, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.1.5A, 3.1.6B Side Setback to 24', 3.1.6C Rear Setback to 27', 3.1.1.1, 7.1.1.1A&B and 7.23A&B for the purpose of installing an inground pool. Zoning District: R-88; Map: 18; Block: 3; Lot: 62A.

Appeal # 05-23: Kramer, 20 Cloverleaf Drive. Appeal of Notice of Violation from the Zoning Enforcement Officer of Zoning Regulations 3.1.1F Uses Permitted as of Right, 1.5.2I Prohibited Uses, 1.5.3E Specific Uses Prohibited in All Districts, 1.5.14 Unregistered Motor Vehicles, 3.0.8 Gazebos, 8.5.1 Zoning Permit Requirements, 3.0 General Provisions (Residential Zones), Possible Notice of Violation (PNOV) - 3.1.3 Accessory Uses, PNOV - 3.1.2K Accessory Apartments. Zoning District: R-88; Map: 13; Block: 4; Lot: 23.10.

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: March 2nd and March 9th of the Town Tribune