

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

**April 20, 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, April 20, 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/92795445268> and follow directions or dial in +1 929 205 6099; Meeting ID: 927 95445268.**

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.

Continued 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.

Continued 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.

Application # 06-23: Mega Tron Builders LLC, 8 Hewlett Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 22', 3.2.11, 7.1.1.2, and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 38; Block: 2; Lot: 7.

Application # 07-23: Hurwitz, 9 Candlewood Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 18.7', 3.2.6.B Side Setback to 0.2', 3.2.6C Rear Setback to 45.1', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a screened porch, den, and roof deck addition. Zoning District: R-44; Map: 39; Block: 1; Lot: 31-36.

Application # 08-23: Hertell, 24 Hilldale Road, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 15.7', 3.2.6C Rear Setback to 36.5', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing double decker decks with a staircase. Zoning District: R-44; Map: 44; Block: 4; Lot: 46.

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: April 6th and April 13th of the Town Tribune