

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

**May 18, 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, May 18, 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/95519720558> and follow directions or dial in +1 929 205 6099; Meeting ID: 95519720558.**

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 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 #09-23: Aquarion Water Company of CT, 2 & 4 Biggs Avenue, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 30', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a new 16'x22' water treatment facility. Zoning District: R-44; Map: 34; Block: 8; Lot: 21 & 18-20.

Application # 10-23: Bianco, 21 Deer Run, for variances to Zoning Regulations 3.0.1A Residential Districts and Applicable Overlay Districts, 3.0.4A-F Minor Accessory Buildings & Structures. 3.2.5A, 3.2.6A Front Setback to 1.7', 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a lift to provide access to Candlewood Lake. Zoning District: R-44; Map: 15; Block: 1; Lot: 116-118.

Application # 11-23: Nova Development LLC, 22 Rocky Hill Road, for variances to Zoning Regulations 3.1.5A, 3.1.6A Front Setback to 38.1', 3.1.11, 7.1.1.1A&B and 7.2.3A,B&E to allow for a garage roof overhang that exceeds the setback by 1.9'. Zoning District: R-88, Map: 10; Block: 19; Lot: 9.

Application # 12-23: Laufer, 25/25A Ball Pond Road East, for variances to Zoning Regulations 3.0.1A Residential Districts and Applicable Overlay Districts, 3.2.1 Uses Permitted As of Right, 3.2.5A, 3.2.6B Side Setback to 10'3", 3.2.6C Rear Setback to 19'2", 3.2.11, 7.1.1.2 and

7.2.3AB&E to allow the merging of parcels 25A and 25 Ball Pond East to demolish and reconstruct a single-family house and garage addition. Zoning District: R-44; Map: 22; Block: 5; Lot: 9.

Application # 13-23: Reich, 25 Deer Run, for variances to Zoning Regulations 3.0.1A Residential Districts and Applicable Overlay Districts, 3.2.5A&B, 3.2.6A Front Setback to 1', 3.2.6B Side Setback to 1.6', 3.2.11, 7.1.1.2 and 7.2.3A&B to allow construction of a trolley and carriage to provide access to Candlewood Lake. Zoning District: R-44; Map: 15; Block: 1; Lot: 122 & 123.

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: May 4th and May 11th of the Town Tribune