

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

**June 15, 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, June 15, 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/99328255938> and follow directions or dial in +1 929 205 6099; Meeting ID: 993 2825 5938.**

Application # 14-23: Kuck, 12 Brush Hill Road, for variances to Zoning Regulations 3.0.5A,B&C Private Permanent Detached Garage, 7.1.1.1A&B and 7.2.3A,B&E to allow a garage to exceed the permissible square footage for a detached garage. Zoning District: R-88; Map: 24; Block: 18; Lot:1.

Application # 15-23: Amabile & Enerson, 3 Lancaster Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 14.4', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a garage addition. Zoning District: R-44; Map: 36; Block: 7; Lot: 11.

Application # 16-23: Schaefer, 9 Pettit Street, for variances to Zoning Regulation 3.2.5A, 3.2.6A Front Setbacks to 15.9' and 18.2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a second floor, kitchen, and wrap-around porch addition. Zoning District: R-44; Map: 31; Block: 4; Lot: 18/19.

Application # 17-23: Hilderbrand, 5 Buck Mountain Court, for variances to Zoning Regulations 3.0.5A,B&C Private Permanent Detached Garage, 3.1.6B Side Setback to 21' and 7.1.1.1A&B for the purpose of constructing a detached garage. Zoning District: R-88; Map: 12; Block: 3; Lot: 1.12.

Application # 18-23: Dommermuth, 5 Brook Wood Road, for variances to Zoning Regulations 3.0.4A,B,E,F&G Minor Accessory Buildings and Structures for the purpose of constructing a 16'x24' shed. Zoning District: R-88; Map: 23; Block: 16; Lot: 54.

Application # 19-23: JMS Properties LLC, 249 Route 39, for variances to Zoning Regulations 1.5.1 General Provisions Applicable to All Districts, 3.2.1 Uses Permitted As of Right, 7.1.3 Requirements, 7.2 Nonconforming Uses, Buildings and Structures, 7.2.1 General, 7.2.2. Nonconforming Use of Land and 7.2.3A,B&E to allow a retail business in a preexisting nonconforming R-44 residential property. Zoning District: R-44; Map: 10; Block: 16; Lot: 48.

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: June 1st and June 8th of the Town Tribune