

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

**July 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, July 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/95085447629> and follow directions or dial in +1 929 205 6099; Meeting ID: 950 8544 7629.**

Continued 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.

Continued 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 # 20-23: Pedrani (Vivien Francis Trust), 10 Heritage Island Road, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.0.9A,B,C,D&E Pergolas, 3.2.6C Rear Setback to 35', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of installing an inground pool and pergola. Zoning District: R-44; Map: 3; Block: 3; Lot: 20.

Application # 21-23: Walsh, 79 Lake Drive North, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 31', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 15; Block: 1; Lot: 56/58.

Application # 22-23: Donohue, 22 Fleetwood Drive, for variances to Zoning Regulations 3.0.4A,C,D,E&F Minor Accessory Buildings and Structures for the purpose of constructing a 20'x36' shed. Zoning District: R-44; Map: 19; Block: 1; Lot: 1.39.

Application # 23-23: Melton (Johnson Family Trust), 60 Saw Mill Road, for variances to Zoning Regulations 4.1.4B,C&D Minimum Building and Structure Setbacks Rear Setback to 5', Side Setback to 5' for the purpose of expanding a parking lot which abuts residential properties. Zoning District: BC; Map: 19; Block: 12; Lot: 21.1.

Application # 24-23: Banker, 23 Crestway, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 47', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a wood landing and stairs to dwelling. Zoning District: R-44; Map: 10; Block: 3; Lot: 49 & 50.

Application # 25-23: Maturro, 5 Pondfield Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 25.5', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 6'x4' portico over the existing entry. Zoning District: R-44; Map: 23; Block: 5; Lot: 7.

Application # 26-23: Crawford, 20 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 1.3566', 3.2.11, 3.2.7, 3.2.8, 7.1.1.2 and 7.2.3A,B&E for the purpose of relocating an existing 5'x21' catwalk 9' to center of the house and bump out gable roof above existing doorway. Zoning District: R-44; Map: 20; Block: 1; Lot: 68.

Application # 27-23: Magoon, 19 Southview Road, for variances to Zoning Regulations 3.0.9A,B,C,D&E Pergolas, 3.2.5A&B, 3.2.6A Front Setback to 22.8', 3.2.6B Side Setback to 15.2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an addition. Zoning District: R-44; Map: 10; Block: 3; Lot: 19&20.

Application # 28-23: Langham, 26 Shortwoods Road, for variances to Zoning Regulations 3.0.5A,B&C Private Permanent Detached Garage, 3.1.5A, 3.1.6B Side Setback to 10', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a 31'x32' detached garage. Zoning District: R-88; Map: 19; Block: 1; Lot: 51&52.

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