

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

**April 25, 2024
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 25, 2024 at 7:00 p.m.** in the Community Room of the New Fairfield Public Library, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Application # 06-24: Royal Fern LLC, 335 State Route 39, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 16.91' and 18.5', 3.2.6C Rear Setback to 42.75', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a deck. Zoning District: R-44; Map: 2; Block: 8; Lot: 5.

Application # 08-24: Bothwell and Scott, 10 and 10A Fawn Crest Drive, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements-Residential Districts, Existing Lots, and Divisions into Four (4) Lots or Less, 3.1.5B, 7.1.2.2 Vacant Lots Not in Validated Subdivision or Recorded Approved Subdivision and Resubdivision, 7.2.1 General, 7.2.2 Non-conforming Use of Land, 7.3. Accessways and 7.2.3A&B Requirements for Accessways for the purpose of allowing use of a shared accessway to construct two single-family houses. Zoning District: R-88; Map: 18; Block: 1; Lot: 5 & 5.1.

Application # 09-24: Ramos, 43 Sunset Trail, for variances to Zoning Regulations 3.0.5C Permanent Detached Garages, 3.2.5A, 3.2.6B Side Setback to 4', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of tearing down and reconstructing a garage with a vertical expansion. Zoning District: R-44; Map: 15; Block: 5; Lot: 21 and 22.

Application # 10-24: Main, 92 Shortwoods Road, for variances to Zoning Regulations 3.1.6A Front Setback to 33', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a roof over an existing deck. Zoning District: R-88; Map: 14; Block: 1; Lot: 8.

Application # 11-24: George, 65 Ball Pond Road East, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 16.7', 3.2.6C Rear Setback to 42', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a shed dormer. Zoning District: R-44; Map: 22; Block: 5, Lot: 38.

Application # 12-24: Beck, 14 Great Meadow Road, for variances to Zoning Regulations 1.5.11 Fences, 3.1.3A,B,C&D, 3.2.5A&B, 3.2.6B Side Setback to 6.1', 3.2.6C Rear Setback to 0', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an oversized fence and the parking of a commercial vehicle in excess of ten thousand pound gross vehicle weight rating (GVWR). Zoning District: R-44; Map: 10; Block: 6; Lot: 6-8.

Application # 13-24: SD Consulting LLC, 6 Butternut Lane, for variances to Zoning Regulations 3.0.5C Private Permanent Detached Garages, 3.2.5A&B, 3.2.6B Side Setback to 8', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 12'x22' detached garage. Zoning District: R-44; Map: 24; Block: 18; Lot: 11.9.

Application # 14-24: Banks Properties LLC, 60 Saw Mill Road, for variances to Zoning Regulations 4.1.4A,C&D Minimum Building and Structure Setbacks and 8.8A&B Zoning Board of Appeals to change a previously granted variance for a fence. Zoning District: B/C; Map: 19; Block: 12; Lot: 21.1.

Application # 15-24: Banks, 8 Timber Springs Road, for variances to Zoning Regulations 3.0.4A,B,E&F Minor Accessory Buildings and Structures, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a pool house with covered patio. Zoning District: R-88; Map: 27; Block: 2; Lot: 14.

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 11th and April 18th of the Town Tribune