

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

**February 20, 2020
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, February 20, 2020** at 7:00 p.m. in the New Fairfield Library Community Room, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 67-19: McDonough, 69 Lake Drive South, for variances to Zoning Regulations 3.0.4C,E&F Side Setback to 5' for the purpose of constructing a garden shed with work deck. Zoning District: R-44; Map: 25; Block: 1, Lot: 1-4 (25-18).

Continued Application # 01-20: HKMQ LLC, 42 State Route 39, for variances to Zoning Regulations 4.1.1A Uses or Buildings Permitted As of Right and 4.1.2A&F Special Permit Uses or Buildings for the purpose of constructing a 102'x50' 8-family duplex building. Zoning District: B/C; Map: 19; Block: 13; Lot: 12.

Application # 08-20: Breslin, 27 Hudson Drive, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Building(s) and Structure(s) for the purpose of installing a 12'x10' storage shed. Zoning District: R-44; Map: 36; Block: 9; Lot: 2&3.

Application # 09-20: Piskura, 67 State Route 39, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 45', 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion and extending the roof line to install a fire egress window. Zoning District: R-88; Map: 19; Block: 1; Lot: 37.

Application # 10-20: Barrios & Wright; 23 Candlewood Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6 A Front Setback to 22.1', 3.2.6C Rear Setback to 8.2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a bedroom and bath addition and shed dormer. Zoning District: R-44; Map: 39; Block: 1; Lot: 60-63.

Application # 11-20: Cioffoletti, 56 Woodcreek Road, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 8', 3.2.8 Maximum Impervious Surfaces, 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: 25; Block: 4; Lot: 11.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 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, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: February 6th and February 13th of the Town Tribune