

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

**April 18, 2019
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 18, 2019** 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 # 16-19: Berrie, 3 Candlewood Road, for variances to Zoning Regulations 3.2.6A Front Setback to 28.6', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing a bay window, a covered walkway and a roof alteration. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2.

Application # 17-19: Hopkins, 10 Candlewood Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 13', 3.2.6B Side Setback to 10.6', 3.2.7, 3.2.8 Maximum Impervious Coverage, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing an attached garage. Zoning District: R-44; Map: 39; Block: 5; Lot: 20-23.

Application # 18-19: Landi, 3 Schermerhorn Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 39', 3.2.6B Side Setback to 11', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of extending an existing deck. Zoning District: R-44; Map: 36; Block: 2; Lot: 13-4.

Application # 19-19: Squantz Pond District Fire Association, 255 State Route 39, for variances to Zoning Regulations 3.1.5A, 3.1.6A Front Setback to 38', 7.1.12, and 7.2.3A,B&E for the purpose of adding a 3'x10' portico and elevator addition. Zoning District: R-88; Map: 10; Block 16; Lot: 54.

Application # 20-19: Ramesh and Dash, 5 Sylvan Road, for variances to Zoning Regulations 3.2.6A Front Setback to 30', 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a new single family dwelling. Zoning District: R-44; Map: 25; Block: 2; Lot: 9.1.

Application # 21-19: Xatart, 43 Sylvan Road, for variances to Zoning Regulations 3.2.6C Rear Setback to 32', 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: 25; Block: 2; Lot: 10.

Application # 22-19: Singer, 3 Deer Run, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Buildings and Structures, 3.2.5A&B, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing a 12'x16' prefab shed and a deck expansion. Zoning District: R-44; Map: 15; Block: 1; Lot: 96-98

Application # 23-19: Flower, 27 Lloyd Avenue, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 22', 3.2.6C Rear Setback to 22', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a new single family dwelling.

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