

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

**June 20, 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, June 20, 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.

Continued Application # 28-19: Creasy, 282 State Route 37, for variances to Zoning Regulations 3.0.10A&B Barns for the purpose of constructing a wood storage building. Zoning District: R-88; Map: 12; Block: 2; Lot: 2-4 & 1.2.

Continued Application # 31-19: Schneider, 16 Oswego Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 2.6', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of raising the roof line of an existing home, a portico addition and moving deck stairs to other side of house. Zoning District: R-44; Map: 32; Block: 6; Lot: 63.

Continued Application # 32-19: Ruppert, 28 Fox Run, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 9', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing a prefab swim spa. Zoning District: R-44; Map: 15; Block: 1; Lot: 191 & 225.

Application # 34-19: Yorio, 3 Hillside Drive, for variances to Zoning Regulations 3.1.2K Special Permit Uses for the purpose of constructing an apartment addition. Zoning District: R-88; Map: 18; Block: 5; Lot: 15.

Application # 35-19: Plante, 11 Crestway, for variances to Zoning Regulations 3.0.4C,D,E&F Minor Accessory Building & Structures, 3.2.5A, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 12'x20' Pool House and a 10'x14' Shed. Zoning District: R-44; Map: 10; Block: 3; Lot: 36-39.1.

Application # 36-19: Fidanza, 8 East View Road, for variances to Zoning Regulations 3.2.5A&B, 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 house addition including a covered porch, new entry and interior stairs. Zoning District: R-44; Map: 11; Block: 3; Lot: 14 & 15.

Application # 37-19: Imbrale, 34 Hudson Drive, for variances to Zoning Regulations 3.2.5B, 3.2.6B Side Setback to 9.74', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of rebuilding a fire-damaged single family house. Zoning District: R-44; Map: 17; Block: 3; Lot: 24.

Application # 38-19: Verbasco, 7 Jewel Lane, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 57.2', 3.1.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of building a second floor addition over the existing footprint of the home. Zoning District: R-88; Map: 17; Block: 2; Lot: 21.

Application # 39-19: Tavares, 82 Gillotti Road, for variances to Zoning Regulations 3.1.6A Front Setback to 63' for the purpose of constructing a covered porch. Zoning District: R-88; Map: 23; Block: 16; Lot: 3.

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