

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

**March 21, 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, March 21, 2019** at 7:00 p.m. at the Company A Firehouse, located at 302 Ball Pond Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 60-18: Schwam, 22 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 27.4', 3.2.6B Side Setbacks to 8' and 14.8', 3.2.6C Rear Setback to 19.1', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of a home expansion. Zoning District: R-44; Map: 20; Block: 1; Lot: 67.

Application # 06-19: Porter, 1 Jewel Lane, for variances to Zoning Regulations 3.1.5A, 3.1.6A Front Setback to 34.5', 3.1.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of extending an existing front porch. Zoning District: R-88; Map: 17; Block: 2; Lot: 16.

Application # 07-19: Chiulli, 35 Deer Run, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 19.4', 3.2.6C Rear Setback to 0.8', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of a vertical expansion of an existing house. Zoning District: R-44; Map: 15; Block: 1; Lot 133-135.

Application # 08-19: Fichera, 57 Bogus Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 17.5', 3.2.6C Rear Setback to 48', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of replacing an existing deck. Zoning District: R-44; Map: 11; Block: 2; Lot: 22.

Application # 09-19: MacCarthy, 28 Overbrook Drive, for variances to Zoning Regulations 3.1.5A&B, 3.1.6B Side Setback to 26.9', 7.1.1.2 and 7.2.3A&B for the purpose of enclosing space under a bedroom for storage. Zoning District: R-88; Map: 43; Block: 1; Lot: 21.

Application # 10-19: Lynders and Sartain, 6 Lake Circle (CI), for variances to Zoning Regulations 3.0.5C, 3.2.5A&B, 3.2.6A Front Setback to 25.15', 3.2.6B Side Setback to 11.77', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of relocating and rebuilding existing garages and a porch and side addition. Zoning District: R-44; Map: 20; Block: 5; Lot: 12 & 13.

Application # 11-19: Skelly, 194 State Route 39, for variances to Zoning Regulations, 3.0.5, 3.2.5A, 7.1.1.2 and 7.2.3A&B for the purpose of building a 24'x24' two-car detached garage. Zoning District: R-44; Map: 10; Block: 5; Lot: 19.

Application # 12-19: Butorac, 44 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 29.1', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of adding a portico over the front door. Zoning District: R-44; Map: 15; Block: 6; Lot: 49.

Application # 13-19: Perchal and Bianco, 20 Deer Run, for variances to Zoning Regulations 3.2.5A, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of constructing a 27'x21' two-car garage. Zoning District: R-44; Map: 15; Block: 1; Lot: 159&160.

Application # 14-19: Farmer and Lynch, 4 Lakeshore Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 32.75', 3.2.6B Side Setbacks to 23.5' (North) and 18.5' (South), 3.2.6C Rear Setback to 32.3', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a rear house addition and front porch with stairs addition. Zoning District: R-44; Map: 40; Block: 1; Lot: 33.

Application # 15-19: McCarthy, 226 State Route 37, for variances to Zoning Regulations 3.0.5A&B, 3.1.5A&B, 3.1.6A Front Setback to 40', 3.1.6B Side Setback to 20', 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a garage extension and house addition. Zoning District: R-88; Map: 13; Block: 6; Lot: 9.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 3.0.5 Private Permanent Detached Garage, 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: March 7th and March 14th of the Town Tribune