

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

**May 16, 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, May 16, 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 # 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 converting a 3-season porch to a 4-season room. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2.

Continued 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.

Continued Application # 23-19: Flower, 27 Lloyd Avenue, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setbacks to 21.4' (Roy) and 23' (Lloyd), 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a new single family dwelling. Zoning District: R-44; Map: 34; Block: 14; Lot: 1.

Application # 24-19: D'Ottavio, 357 State Route 37, for variances to Zoning Regulations 3.0.5A&B Private Permanent Detached Garage for the purpose of tearing down an existing 3 bedroom structure and constructing a new detached garage with upstairs living space, deck and carport. Zoning District: R-88; Map: 4; Block: 3; Lot: 1.2.

Application # 25-19: 118 Lake Drive LLC, 118 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 7.9', 3.2.8 Maximum Impervious Coverage, 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of building a family room, master bedroom and porch addition over an existing foundation and patio. Zoning District: R-44; Map: 25; Block: 1; Lot: 50.

Application # 26-19: Schnarr, 34 Lake Drive North, for variances to Zoning Regulations 3.2.5A, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing second story and rebuilding it with a 3' height increase. Zoning District: R-44; Map: 15; Block: 6; Lot: 29-31 & 59-60.

Application # 27-19: Johannssen, 200 State Route 39, for variances to Zoning Regulations 3.2.6A Front Setback to 14' for the purpose of a roof removal and reframing, adding bedroom and living space and front and side porch addition. Zoning District: R-44; Map: 10; Block: 8; Lot: 20.

Application # 28-19: Creasy, 282 State Route 37, for variances to Zoning Regulations 3.1.10A&B Barns for the purpose of constructing a wood storage building. Zoning District: R-88; Map: 12; Block: 2; Lot: 2-4 & 1.2.

Application # 29-19: Kornfeld TTE, 87 Lake Drive South, for variances to Zoning Regulations 3.0.4C,E&F Minor Accessory Buildings Side Setback to 3'4", 3.2.5A&B, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of installing an emergency generator. Zoning District: R-44; Map: 25; Block: 1; Lot: 23.

Application # 30-19: Giafone, 10 Cecelia Lane, for variances to Zoning 3.2.5A&B, 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of increasing the height of a proposed garage from a previously approved variance. Zoning District: R-44; Map: 10; Block: 8; Lot: 15.

Application # 31-19: Schneider, 16 Oswego Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 8'7", 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.

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 # 33-19: Bernardini, 90 State Route 39, for variances to Zoning Regulations 4.1.4D Minimum Building and Structure Setbacks, Side Setback to 25', Rear Setback to 6', 4.1.12 Landscaping, 6.1.1A&B Parking Areas and 6.2.2 Layout of Parking Areas for the purpose of expanding and reconfiguring a parking lot layout from a previously approved variance. Zoning District: B/C; Map: 19; Block: 12; Lot: 19.

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: May 2nd and May 9th of the Town Tribune