

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

**July 23, 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, July 23, 2020** at 7:00 p.m. **via Zoom Web Conference regarding the following applications and appeals. Please visit the following website and follow directions, <https://zoom.us/j/95609389656> or Dial In (929) 205-6099 - Meeting ID: 956 0938 9656**

Continued Application # 19-20: Flynn, 5 East Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 0.2', 3.2.11, 7.1.1.2A&B and 7.2.3A,B&E for the purpose of maintaining a gutter location at front eave from a previously approved variance. Zoning District: R-44; Map: 10; Block: 2; Lot: 2.

Continued Application # 20-20: Terminelle, 21 Fox Run, for variances to Zoning Regulations 3.0.5C Private Detached Garages, 3.2.5A&B, 3.2.6A Front Setback to 20', 3.2.6C Rear Setback to 21', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a one-story 26'x26' two-car garage. Zoning District: R-44; Map: 15; Block: 1; Lot: 218.

Continued Application # 21-20: Jordan, 76 Lake Drive South, for variances to Zoning Regulations 3.0.9B&C Pergolas, 3.2.6A Front Setback to 48.1', 3.2.6B Side Setbacks to 44' and 84.9', 3.2.6C Rear Setback to 34', 7.1.1.2 and 7.2.3A,B&E for the purpose of reconstructing a single family house with detached garage. Zoning District: R-44; Map: 20; Block: 1; Lot: 18-23.

Application # 22-20: Summers, 4 Dick Finn Road, for variances to Zoning Regulations 3.1.5A&B, 3.1.6B Side Setback to 25', 3.1.11 and 7.2.3A&B for the purpose of constructing a 20'x'13'6" deck. Zoning District: R-88; Map: 19; Block: 4; Lot: 3.

Application # 23-20: Hyman, 52 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 37'5", 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: 20; Block: 1; Lot: 38.

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

PUBLISH DATES: July 9th and July 16th of the Town Tribune