

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

**August 20, 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, August 20, 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/91644878458>, or Dial in (929) 205-6099, Meeting ID: 916 4487 8458.**

**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 # 24-20:** Lewis, 32 East View Road, for variances to Zoning Regulations 3.2.6C Rear Setback to 45.8', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of legalizing a vertical expansion's overhangs which exceeded a previously approved variance. Zoning District: R-44; Map: 10; Block: 3; Lot: 78-80.

**Application # 25-20:** Pribanich, 1 Columbia Drive, for variances to Zoning Regulations 3.0.4C,D,E,&F Minor Accessory Building and Structure to allow construction of a 12'x20'x13.6' shed. Zoning District: R-44; Map: 17; Block: 3; Lot: 1.9.

**Application # 26-20:** Loy, 106 Lake Drive South (CI), for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 30', 3.2.6C Rear Setback to 44', 3.2.11 and 7.1.1.2 and 7.2.3A,B&E to allow demolition and reconstruction of a new single family house. Zoning District: R-44; Map: 20; Block: 7; Lot: 4&5.

**Application # 27-20:** Fine, 23 Lakeshore Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 10' and 8.7', 3.2.6C Rear Setback to 25.4', 3.2.7, 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: 45; Block: 6; Lot: 24.

**Application # 28-20:** Keltos, 8 Muller Street, for variances to Zoning Regulations 3.0.6B Swimming Pools, 3.2.5A&B, 3.2.6A Front Setback to 16', 3.2.11, 7.1.1.2, and 7.2.3A&B for the purpose of installing a 7.5'x7.5' hot tub. Zoning District: R-44; Map: 31; Block: 4; Lot: 10.

**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: August 6<sup>th</sup> and August 13<sup>th</sup> of the Town Tribune**

Received by Email on 8/3/2020 @ 8:30 am  
By: Holly Z. Smith, Asst. Town Clerk, New Fairfield