

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

**MEETING  
August 18, 2016  
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 18, 2016** at 7:00 p.m. in the **Community Room of the New Fairfield Public Library, 2 Brush Hill Road**, regarding the following applications and appeals..

**Continued Application # 13-16:** Vanderheyden, 49 Knollcrest Road, for variances to Zoning Regulations, 3.2.5A&B, 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 33.5', 3.2.11, 7.1.1.1A,B&C, and 7.2.3A,B,&E for the purpose of demolishing an existing house and constructing a new single family house. Zoning District: R-44; Map: 10; Block: 3; Lot: 86.4

**Continued Application # 17-16:** Bonney, 56 Wood Creek Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 9', 3.2.6B Side Setbacks to 21.3' (south) and 55.3' (north), 3.2.6C Rear Setback to 19.1', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 25; Block: 11; Lot: 4.

**Continued Application # 20-16:** Lisi, 50 Ball Pond Road East, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 56.5', 3.1.6B Side Setback to 33.1', 3.1.6C Rear Setback to 51.1', 3.1.11, 7.1.1.2 Improved Lots not in Validated or Approved Subdivision and 7.2.3A,B&C for the purpose of tearing down an existing home and building a five bedroom house. Zoning District: R-88; Map: 22; Block: 7; Lot: 31.

**Continued Application # 21-16:** Lisi, 49 Ball Pond Road East, for variances to Zoning Regulations, 3.0.4A,C,D&E Minor Accessory Buildings and Structures, 3.0.8A,C&E Gazebos, 3.2.5A, 3.2.6A Front Setback to 21', 3.2.6C Rear Setback to 47', 3.2.11, 7.1.2.2 Vacant Lots Not in Validated Subdivision or Recorded Approved Subdivision and Re-subdivision and 7.1.3 Requirements for the purpose of building a Pavilion/Gazebo. Zoning District: R-44; Map: 22; Block: 5; Lot: 27.1.

**Application # 22-16:** Sleight, 30 Inglenook Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 35', 3.2.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of adding a third bay (15'x25.6') to an existing garage. Zoning District: R-44; Map: 41; Block: 5; Lot: 71

**Application # 23-16:** Alesi, 263 Ball Pond Road, for variances to Zoning Regulations 3.1.5A, 3.1.1.1, 7.1.1.2 Improved Lots not in Validated or Approved Subdivision and 7.2.3A,B&E for the purpose of building a 34'x52' attached three car garage. Zoning District: R-88; Map: 23; Block: 20; Lot: 15.

**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.

Joe DePaul, Chairman  
JDP/jmb

**PUBLISH DATES: August 4<sup>th</sup> and August 11<sup>th</sup> of the Town Tribune**