

**REVISED**

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

**MEETING  
July 25, 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 **Monday, July 25th, 2016** at 7:00 p.m. in the **Community Room at the New Fairfield Public Library, 2 Brush Hill Road**, regarding the following applications and appeals. ***Please note the change in date.***

**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.

**Application # 18-16:** Gucci, 46 Ridge Road, for variances to Zoning Regulation 3.0.4 Minor Accessory Buildings and Structures (C) for the purpose of building a 16'x12' shed. Zoning District: R-44; Map: 15; Block: 6; Lot: 131 & 147.

**Application # 19-16:** Abric, 7 Lamont Road, for variances to Zoning Regulations 3.2.5A,B&C, 3.2.6 A Front Setback to 30.5', 3.2.6B Side Setbacks to 15.2' and 17', 3.2.6C Rear Setback to 44' and 3.2.11 for the purpose of constructing a single family house. Zoning District: R-44; Map: 36; Block: 10; Lot: 16.

**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.

**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.

**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: July 14<sup>th</sup> and July 21st of the Town Tribune**