

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

**MEETING  
October 20, 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, October 20, 2016** at 7:00 p.m. in the **Community Room of the New Fairfield Library**, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

**Continued 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.

**Continued Application # 26-16:** Berrie, 3 Candlewood Road, for variances to Zoning Regulations 3.25A, 3.2.6A Front Setback to 20', 3.2.6C Rear Setback to 35', 3.2.7 Maximum Building Area, 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of adding a bay window, a covered walkway and altering the roofline. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2-14.

**Application # 27-16:** Lynch, 5 Whipstick Road, for variances to Zoning Regulations 3.0.9(C) Pergolas for the purpose of constructing a 14' X 18' pergola which exceeds the permitted size. Zoning District: R-88; Map: 28; Block: 1; Lot: 22.

**Application # 28-16:** Connelly & Clapps, 3 Ridgeway Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setbacks to 25' and 22', 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: 45; Block: 2; Lot: 14.

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