

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

**March 15, 2018  
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, March 15, 2018** at 7:00 p.m. in the **Company A Firehouse**, located at 302 Ball Pond Road, New Fairfield, regarding the following applications and appeals.

**Continued Application # 04-18:** Sarro, 21 Woods Road, for variances to Zoning Regulations 3.2.5B, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 20; Block: 12; Lot: 20A.

**Application # 05-18:** 76 Lake Drive South LLC, 76 Lake Drive South, for variances to Zoning Regulations 3.2.6A Front Setback to 6.2', 3.2.6B Side Setbacks to 35.1' and 87' and 3.2.6C Rear Setback to 3.5', 3.2.7, 6.4 Excavation, Removal, Filling, and Grading of Earth Material, 6.4.3D Exemptions, 6.4.4A Grading Standards, 6.4.7 Application of Special Permit, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new single family home with site improvements and landscaping. Zoning District: R-44; Map: 20; Block: 1; Lot: 18-23.

**Application # 06-18:** Creasy, 282 Route 37, for variances to Zoning Regulations 3.05C Private Detached Garages, 3.1.3D,G&H Accessory Uses, 3.1.6A Front Setback to 28.5' and 7.2.3A,B&E for the purpose of constructing a 1 ½ story 2 car garage. Zoning District: R-88; Map: 12; Block: 2; Lot: 2-4.

**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  
JDP/jmb

**PUBLISH DATES: March 1<sup>st</sup> and March 8<sup>th</sup> of the Town Tribune**