

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

**August 18, 2022  
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, 2022, at 7:00 p.m. via Zoom Web Conference regarding the following applications and appeals. Please visit the following website and follow directions, or dial in <https://zoom.us/j/92410891589> +1 929 205 6099; Meeting ID: 924 1089 1589.**

**Continued Application # 36-22:** Bass, 19 Lakeshore South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 31.30', 3.2.6B Side Setbacks to 7.80' and 9.40', 3.2.6C Rear Setback to 11', 3.2.7, 3.2.8, 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: 1; Lot: 25.

**Continued Application # 37-22:** Flynn, 8 Smoke Hill Drive, for variances to Zoning Regulations 3.0.6A&B Swimming Pools, 3.2.5A, 3.2.5C Rear Setback to 25', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of installing an inground pool. Zoning District: R-44; Map: 23; Block: 16; Lot: 42.

**Continued Application # 38-22:** Horn & Foreht, 1 Satterlee Road, for variances to Zoning Regulations 2.1 Definitions, 3.0.4A-F Minor Accessory Buildings and Structures, 3.2.5A, 3.2.11, 7.1.1.2, 7.2.3A,B&E for the purpose of constructing a 10'x20' shed. Zoning District: R-44; Map: 17; Block: 3; Lot: 34.

**Application # 39-22:** Holzmaier, 45 Knollcrest Road, for variances to Zoning Regulations 3.0.4A-F Minor Accessory Buildings and Structures for the purpose of installing a 11'x14' shed. Zoning District: R-44; Map: 10; Block: 3; Lot: 86.2.

**Regulations Key:** 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, 3.2.8 Maximum Impervious 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. 7.2.3A,B,&E Nonconforming use of building or structure, nonconforming buildings or structure.

**Joe DePaul, Chairman**

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