

REVISED

NEW FAIRFIELD ZONING BOARD OF APPEALS NEW FAIRFIELD, CT 06812

September 15, 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, September 15, 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/98884979442> +1 929 205 6099; Meeting ID: 988 8497 9442.**

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 # 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 with a Side and Rear Setback to 0'. Zoning District: R-44; Map: 10; Block: 3; Lot: 86.2.

Application # 40-22: Thomas, 10 Bantam Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 17', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a bedroom, bathroom and laundry room addition. Zoning District: R-44, Map: 35; Block: 7; Lot: 6.

Application # 41-22: Sheerin, 16 Knolls Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 12.5' and 12.6', 3.2.6C Rear Setback to 25.6', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of legalizing an existing rear screened-in porch which was built over an existing stone patio. Zoning District: R-44; Map: 40; Block: 4; Lot: 39

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: September 1st and September 8th of the Town Tribune