

**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