

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

**October 20, 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, October 20, 2022, at 7:00 p.m. via Zoom Web Conference regarding the following applications and appeals. Please visit the following website and follow directions <https://zoom.us/j/96741682897> or dial in +1 929 205 6099; Meeting ID: 967 4168 2897.**

**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 # 42-22:** Sypher, 33 Ridge Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 8.5', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an addition. Zoning District: R-44; Map: 15, Block: 4; Lot: 13.

**Application # 43-22:** Kuck, 12 Brush Hill Road, for variances to Zoning Regulations 3.0.4A-G Minor Accessory Buildings and Structures, 3.1.5A, 3.1.6A Front Setback to 11', 3.1.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a vertical expansion, garage, deck and shed addition. Zoning District: R-88; Map: 24; Block: 18; Lot: 1.

**Application # 44-22:** O'Connell, 12 Oswego Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 9.2', 3.2.11, 7.1.1.2, 7.2.2A&B and 7.2.3A&B for the purpose of legally splitting 12 Oswego into two lots. Zoning District: R-44; Map: 32; Block: 6; Lot: 65.

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