

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

**December 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, December 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 <https://zoom.us/j/92713870450> or dial in +1 929 205 6099; Meeting ID: 927 1387 0450.**

**Continued Application # 46-22:** Town of New Fairfield, 4 Brush Hill Road, for variances to Zoning Regulations 3.0.4A,B,D,E,F&G Minor Accessory Building and Structures, Side Setback to 1' for the purpose of constructing a 20'x20' storage shed. Zoning District: B/C; Map: 24; Block: 18; Lot: 2-4.

**Continued Application # 48-22:** Sandvik, 10 Meadoway, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 24.4', 3.2.6B Side Setbacks to 23.1' and 18.8', 3.2.6C Rear Setback to 41.5', 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: 4; Lot: 24.

**Continued Application # 49-22:** Sandler, 59 Sail Harbour Drive, for variances to Zoning Regulations 3.2.6C Rear Setback to 36.1' for the purpose of constructing a vertical expansion and deck addition. Zoning District: R-44; Map: 3; Block: 3; Lot: 13.

**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: December 1<sup>st</sup> and December 8<sup>th</sup> of the Town Tribune**

Received by email on 11/22/2022 @ 2:53 p.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield