

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

**January 19, 2023
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, January 19, 2023 at 7:00 p.m. via Zoom Web Conference regarding the following applications and appeals. Please visit the following website <https://zoom.us/j/95480846427> and follow directions or dial in +1 929 205 6099; Meeting ID: 954 8084 6427.**

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.

Application # 51-22: Roscoe, 3 Woods Road, for variances to Zoning Regulations 3.0.4A-G Minor Accessory Buildings & Structures Side Setback to 2.6' and Rear Setback to 12.5' (shed), 3.0.10 Mechanical Equipment Side Setbacks to 5.10' (AC unit) and 6.6' (Propane Tank) and Rear Setback to 36' (Propane Tank), 3.2.5A&B, 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of installing an AC Condenser, Propane Tank and Shed. Zoning District: R-44; Map: 45; Block: 1; 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: January 5th and January 12th of the Town Tribune