

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

**February 16, 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, February 16, 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/99382754410> and follow directions or dial in +1 929 205 6099; Meeting ID: 99382754410.**

Continued Application # 51-22B: 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', 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 a shed. Zoning District: R-44; Map: 45; Block: 1; Lot: 13.

Application # 01-23: Albano-Carmichael, 7 Lamont Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 7.9', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2, and 7.2.3A,B&E to legalize a single-family dwelling built in the wrong location. Zoning District: R-44; Map: 36; Block: 10; Lot: 16.

Application # 02-23: Noren, 85 Lake Drive South, for variances to Zoning Regulations 3.2.5A,B&C, 3.2.6A Front Setback to 12.5', 3.2.6B Side Setback to 10.7', 3.2.6C Rear Setback to 0', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of renovating an existing detached garage and installing a permanent roof and screened porch on an existing patio. Zoning District: R-44; Map: 25; Block: 1; Lot: 22.

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: February 2nd and February 9th of the Town Tribune