

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

**February 15, 2024
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 15, 2024 at 7:00 p.m.** in the Community Room of the New Fairfield Public Library, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Appeal # 50-23: Goldman, 18 Misty Brook Lane. An appeal on behalf of Smith, 12 Misty Brook Lane, for a zoning permit issued on October 6, 2023 for a pickle ball/tennis court. Zoning District: R-44; Map: 2; Block: 4; Lot: 20.

Application # 01-24: Roddy, 51 Knollcrest Road, for variances to Zoning Regulations 3.0.7A Tennis and Basketball Courts for the purpose of constructing a 120'x60' sports court with a viewing area in front of the existing home. Zoning District: R-44; Map: 10; Block: 3; Lot: 85+1.

Application # 02-24: Notley, 3 Marlboro Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 47.7', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of amending a previously granted variance for a dormer which was measured incorrectly. Zoning District: R-44; Map: 36; Block: 6; Lot: 8-10.

Application # 03-24: Pascarelli and Ramos, 43 Sunset Trail, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 17', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a one-story addition. Zoning District: R-44; Map: 15; Block: 5; Lot: 21 and 22.

Application # 04-24: Nanocchio, 3 Croix Hill Road, for variances to Zoning Regulations 3.0.4A-F Minor Accessory Buildings and Structures for the purpose of constructing a 18'x12' shed. Zoning District: R-88; Map: 18; Block: 5; Lot: 31.

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 1st and February 8th of the Town Tribune