

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

**SPECIAL MEETING  
March 19, 2024  
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals meeting scheduled for **Thursday, March 21, 2024 is cancelled. A Special Meeting and a public hearing followed by a business session will be held on Tuesday, March 19, 2024, at 7:00 p.m. at the Company A Firehouse, located at 302 Ball Pond 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.

**Continued 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 an 18'x12' shed. Zoning District: R-88; Map: 18; Block: 5; Lot: 31.

**Application # 05-24:** Glattstein, 65 Bogus Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 23', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion with roof deck and screened porch. Zoning District: R-44; Map: 11; Block: 2; Lot: 26.

**Application # 06-24:** Royal Fern LLC, 335 State Route 39, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 16.91' and 18.5', 3.2.6C Rear Setback to 42.75', 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a deck. Zoning District: R-44; Map: 2; Block: 8; Lot: 5.

**Application # 07-24:** Pauker, 142 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 17.1' and 22' (pool), 3.2.6C Rear Setback to 10', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new single-family house. Zoning District: R-44; Map: 25; Block: 1; Lot: 33.

**Application # 08-24:** Bothwell and Scott, 10 and 10A Fawn Crest Drive, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements-Residential Districts, Existing Lots, and Divisions into Four (4) Lots or Less, 3.1.5B, 7.1.2.2 Vacant Lots Not in Validated Subdivision or Recorded Approved Subdivision and Resubdivision, 7.2.1 General, 7.2.2 Non-conforming Use of Land, 7.3. Accessways and 7.2.3A&B Requirements for Accessways for the purpose of allowing use of a shared accessway to construct two single-family houses. Zoning District: R-88; Map: 18; Block: 1; Lot: 5 & 5.1.

**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: March 7<sup>th</sup> and March 14<sup>th</sup> of the Town Tribune**