

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

Notice is hereby given that the ZBA Regular Meeting scheduled for Thursday, June 20, 2024 has been canceled. It has been **rescheduled** as noted below.

**SPECIAL MEETING
June 17, 2024
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a Special Meeting and public hearing followed by a business session on **Monday, June 17, 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 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.

Continued Application # 10-24: Main, 92 Shortwoods Road, for variances to Zoning Regulations 3.1.6A Front Setback to 33', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a roof over an existing deck. Zoning District: R-88; Map: 14; Block: 1; Lot: 8.

Continued Application # 12-24: Beck, 14 Great Meadow Road, for variances to Zoning Regulations 1.5.11 Fences, 3.1.3A,B,C&D, 3.2.5A&B, 3.2.6B Side Setback to 6.1', 3.2.6C Rear Setback to 0', 3.2.7, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing an oversized fence and the parking of a commercial vehicle in excess of ten thousand pound gross vehicle weight rating (GVWR). Zoning District: R-44; Map: 10; Block: 6; Lot: 6-8.

Application # 16-24: Ricci, 146 Ball Pond Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 7.5' and 9.2', 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 house with a vertical expansion. Zoning District: R-44; Map: 34; Block: 9; Lot: 2.

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: June 6th and June 13th of the Town Tribune