

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

**November 14, 2019
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, November 14, 2019** at 7:00 p.m. in the New Fairfield Library Community Room, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 60-19: McEnergy, 7 Penny Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 21', 3.2.6B Side Setbacks to 11' and 15', 3.2.6C Rear Setback to 31', 3.2.7, 3.2.8, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 3-season room over an existing patio with an open deck above. Zoning District: R-44; Map: 10; Block: 11; Lot: 11.

Continued Application # 63-19: Jakacic, 17 Keplers Way, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 46', 3.2.11, 7.1.1.2A&B and 7.2.3A&B for the purpose of a deck addition. Zoning District: R-44; Map: 45; Block: 5; Lot: 20, 52, 53.

Application # 64-19: See, 47 Lake Drive South, for variances to Zoning Regulations 3.0.4C&F Minor Accessory Buildings and Structures for the purpose of installing a shed. Zoning District: R-44; Map: 20; Block: 5; Lot: 22.

Application # 65-19: Fructus Holdings LLC, 9 Roseton Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 25', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a 24'x24' addition with an attached two-car garage. Zoning District: R-44; Map: 37; Block: 4; Lot: 5.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 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, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: October 30th and November 7th of the Town Tribune