

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

**May 21, 2020  
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, May 21, 2020** at 7:00 p.m. **via Zoom Web Conference regarding the following applications and appeals. Please visit the following website and follow directions <https://zoom.us/j/95578327124>** or Dial In (929) 205-6099; Meeting ID: 955 7832 7124.

**Continued Application # 13-20:** Stisser & Edward, 3 Woods Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 25.2', 3.2.6B Side Setbacks to 14.1' and 2' for the purpose of raising a dormer and changing direction of a stairway. Zoning District: R-44; Map: 45; Block: 1; Lot 13.

**Application # 14-20:** Richter, 2 Old Road, for variances to Zoning Regulations 3.0.4A,B,C,D, E&F Minor Accessory Buildings and Structures for the purpose of constructing an accessory structure (deck) and a temporary shed without a primary residence. Zoning District: R-44; Map: 7; Block: 1; Lot: 2.

**Application # 15-20:** Farr, 53 Lake Drive South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 16', 3.2.6B Side Setback to 3.5', 3.2.6C Rear Setback to 0', 3.2.7, 3.2.8 Maximum Impervious Coverage, 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of building an addition with alterations to an existing single family house. Zoning District: R-44; Map: 20; Block: 8; Lot: 11&12.

**Application # 16-20:** Clegg, 5 Lakeshore South, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 28.6', 3.2.6B Side Setback to 17.2', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a portico over an existing front entry. Zoning District: R-44; Map: 45; Block: 1; Lot: 33.

**Application # 17-20:** Welte, 12 Keplers Way, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 20', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a new single family home. Zoning District: R-44; Map: 45; Block: 5; Lot: 15 & 16.1.

**Application # 18-20:** Kelley, 24 Knolls Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 16', 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a deck. Zoning District: R-44; Map: 40; Block: 4; Lot: 32.

**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

**PUBLISH DATES: May 7<sup>th</sup> and May 14<sup>th</sup> of the Town Tribune**