

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

**MEETING
August 20th, 2015
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, August 20th, 2015** at 7:00 p.m. in the **Company A Firehouse located at 302 Ball Pond Road** regarding the following applications and appeals.

Continued Application # 15-15: Donovan, 64 Gillotti Road, for variances to zoning regulations 3.0.5A,B&C Private Permanent Detached Garage, 3.1.5A&B Minimum Lot Area and Frontage; 3.1.6B Side Setback to 20', 3.1.11, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivisions and 7.2.3A&B for the purpose of constructing a 750 sq. ft. detached garage. Zoning District: R-88; Map: 23; Block: 16; Lot: 8.

Application # 16-15: Muckell, 50 Ridge Road, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 35'6", 3.2.6B Side Setback to 5', 3.2.6B Side Setback to 7'2", 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing an addition to extend the kitchen, add a garage and bedroom over the garage. Zoning District: R-44; Map: 15; Block: 6; Lot: 127 & 128.

Application # 17-15: Rowan, 63 Bogus Hill Road, for variances to zoning regulations 3.2.5A&B, 3.2.6B Side Setback to 9' and 3.2.6C Rear Setback to 11', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of a vertical expansion to add a second floor bump up, gable and dormer on the right side of the home. Variance required to match existing right side of house. Zoning District: R-44; Map: 11; Block: 2; Lot: 25.

Application # 18-15: Deaton, 9 Lake Drive, for variances to zoning regulations 3.2.5A&B, 3.2.6C Rear Setback to 13' 5", 3.2.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of replacing a deck with a larger 12'x26' deck. Zoning District: R-44; Map: 31; Block: 7; Lot: 28 & 29.

Application # 19-15: Hotchkiss, 65 Lake Drive South, for variances to zoning regulations 3.2.5A&B, 3.2.6C Rear Setback to 13', 3.2.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of bringing into compliance existing structures that were not built according to the previously approved plans and variances. Zoning District: R-44; Map: 39; Block: 1; Lot: 60-63.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 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.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: August 5 and August 12, 2015 of the Citizen News