

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

**MEETING  
December 17, 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, December 17, 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 # 24-15:** Rubio, 61 Lake Drive North, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 5', 3.2.6B Side Setbacks to 8' and 15', 3.2.6C Rear Setback to 45', 3.2.7 Maximum Building Area, 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of demolishing an existing single family dwelling and rebuilding it 8' closer to the road with a roof between the garage and the carport. Zoning District: R-44; Map: 15; Block: 1; Lot: 47.

**Continued Application # 25-15:** Lewis, 32 East View Road, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setback to 36'9", 3.2.6C Rear Setback to 46.6', 7.1.1.1A,B&C, and 7.2.3A,B&E for the purpose of constructing a second story vertical expansion. Zoning District: R: 44; Map: 10; Block: 3; Lot: 78-80.

**Application # 28-15:** Roberts, 8 Candlewood Knolls Road, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 25', 3.2.6B Side Setbacks to 8.5' (south side) and 12.5' (north side), 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a shed/gable dormer on second floor and building a 6'x14' deck off the dining room. Zoning District: R-44; Map: 20; Block: 11; Lot: 8.

**Application # 29-15:** Rowan, 63 Bogus Hill Road, for variances to zoning regulations 3.2.5A&B, 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 38'4", 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of creating a vertical expansion and splits the height of the plate between previously granted variances. Zoning District: R-44; Map: 11; Block 2; Lot: 25.

**Application # 30-15:** Cioffoletti, 58 Fairfield Drive, for variances to zoning regulations 3.2.6A Front Setback to 30' for the purpose of constructing a two bedroom single family dwelling. Zoning District: R-44; Map: 33 Block: 1; Lot: 102-103.

**Application # 31-15:** McCartney, 3 Peaceful Drive, for variances to zoning regulations 3.1.6C Rear Setback to 49'5" and 7.2.3A,B&E for the purpose of constructing a second story addition. Zoning District: R-88; Map: 14; Block: 2 Lot: 4.3.

**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.

Joe DePaul, Chairman  
JDP/jmb

**PUBLISH DATES: December 2 and December 9, 2015 of the Citizen News**