

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

**MEETING
May 21, 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, May 21st, 2015** at 7:00 p.m. in the **Company A Firehouse located at 302 Ball Pond Road** regarding the following applications and appeals. ***Please note the change in venue.***

Continued Application # 05-15: Rossini, 7 Pleasant View Road, for variances to zoning regulations 3.2.5A&B, 3.2.6B South Side Setback to 1', and 3.2.11 for the purpose of adding a deck with a catwalk and staircase. Zoning District: R-44; Map: 2; Block: 6; Lot: 55.

Continued Application # 06-15: Deluke, 22 Sunset Drive, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 22.9' and 3.2.11 for the purpose of constructing a two car garage. Zoning District: R-44; Map: 11; Block: 2; Lot: 6.

Application # 08-15: Agostino, 41 Lavelle Avenue, for variances to zoning regulations 3.2.5A&B, 3.2.6B Side Setback to 12' on the South side and 14' on the North side, 3.2.6C Rear Setback to 24', 3.2.11, 7.1 and 7.2.3A&B for the purpose of constructing a 24'x11'elevated deck with a staircase. Zoning District: R-44; Map: 2; Block: 7; Lot: 21.

Application # 09-15: Becker, 30 Ball Pond Road East, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 10', 3.2.6B Side Setback to 5.5' and 3.2.6C Rear Setback to 14.6', 3.2.11, 7.1 and 7.2.3A&B for the purpose of increasing the height, width and depth of an existing garage. Zoning District: R-44; Map: 22; Block: 7; Lot: 5 & 20

Application # 10-15: Gallinari, 17 Macbean Drive, for variances to zoning regulations 3.2.5A&B, 3.2.6B Side Setback to 14.5' and 3.2.11 for the purpose of constructing a 27.6'x15.6' elevated deck off the rear of the house. Zoning District: R-44; Map: 24; Block: 14; Lot: 13.

Application # 11-15: Horell, 44 Lavelle Avenue, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 37', 3.2.6B Side Setback to 12', 3.2.11, 7.1 and 7.2.3A&B for the purpose of rebuilding and expanding an existing deck. Zoning District: R-44; Map: 2; Block: 6; Lot: 14 & 45.

Application # 12-15: Halpin, 346 Route 39, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setback to 23', 3.2.11, 7.2.3E and 7.2.4 Restoration of Damaged Structure or Buildings for the purpose of demolishing an existing house and building a new one family house. Zoning District: R-44; Map: 42; Block: 1; Lot: 26-33.

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; 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage, 7.1 Nonconforming Lot.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: May 6th and May 13th, 2015 of the Citizen News