

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

**MEETING
November 19, 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, November 19, 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 # 18-15: Deaton, 9 Lake Drive, for variances to zoning regulations 3.2.5A&B, 3.2.6C Rear Setback to 11'8", 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.

Continued 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.

Continued Application # 22-15: Bhat, 17 Eldred Road, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 16' 5" and 3.2.6B Side Setback to 11'7", 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of bringing into compliance an existing addition and constructing a 10'x26' deck. Zoning District: R-44; Map: 37; Block: 2; Lot: 1-4.

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.

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 # 26-15: ECB Realty, 7-9 Brush Hill Road, for variances to zoning regulations 4.1.3A Minimum Lot Area and Frontage, 7.1.1.1B and 7.2.3A&B for the purpose of removing approximately 331 sq. feet of existing building and infilling center portion of building with approximately 338 sq. feet. Zoning District: R-44; Map: 24; Block: 8; Lot: 10&12.

Application # 27-15: Ashlay, 55 Lavelle Avenue, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 21' 8", 3.2.5B Side Setbacks to 14'5" and 5'2", 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of building a back extension, roof line change with no change in height and expanding living space over existing storage area. Zoning District: R-44; Map: 2; Block: 7; Lot: 28.

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

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