

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

**MEETING
September 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 **Monday, September 21, 2015** at 7:00 p.m. in the **Community Room above the Senior Center located at 33 Route 37** regarding the following applications and appeals. **** Please note the change in venue. ****

Continued 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.

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.

Application # 20-15: Smith, 2 Joel's Drive, for variances to zoning regulations 3.1.5A, 3.1.6B Side Setback to 23.5', 7.1.1.1A&B and 7.2.3A&B for the purpose of constructing an unfinished addition over an existing garage for storage. Zoning District: R-88; Map: 18; Block: 3; Lot: 7.

Application # 21-15: Sandler, 339 Route 39, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 36.5', 3.2.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of building a 4'x8' covered overhang at the front entry and extended front porch landing. Zoning District: R-44; Map: 2; Block: 8; Lot: 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: September 2 and September 9, 2015 of the Citizen News