

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

**MEETING
March 16, 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, March 16, 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.

Continued Application # 02-15: Varvaro, 10 Carleon Road, for variances to zoning regulations 7.2.3A,B&E; 3.2.5A&B; 3.2.6A Front Setback to 24.7', 3.2.6B Side Setback to 13.7', and 3.2.11 for the purpose of raising an existing roof which creates a vertical expansion. Zoning District: R-44; Map: 33, Block: 3; Lot: 3.

Application # 03-15: Rowan, 63 Bogus Hill Road, for variances to zoning regulations 7.2.3A,B&E, 3.2.5A&B, 3.2.6B Side Setback to 9', 3.2.6C Rear Setback to 38', and 3.2.11 for the purpose of adding an addition to the front of the house and to raise the roof over the northwest gable. Zoning District: R-44; Map: 11; Block: 2; Lot: 25.

Application # 04-15: Reilly, 35 Ball Pond Road East, for variances to zoning regulations 7.2.3E, 3.2.5A and 3.2.6C Rear Setback to 26' for the purpose of constructing a roof over an existing second story balcony. Zoning District: R-44; Map: 22; Block: 5; Lot: 18.

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.

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.

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

Joe DePaul, Chairman
JDP/jmb

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