

NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812

MEETING
April 14, 2016
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, April 14, 2016** at 7:00 p.m. in the **Community Room at the New Fairfield Public Library, 2 Brush Hill Road**, regarding the following applications and appeals.

Continued Application # 01-16: Abric, 7 Lamont Road, for variances to zoning regulations 3.2.5A,B&C, 3.2.6A Front Setback to 27.2', 3.2.6.B Side Setbacks to 15.2', 3.2.6C Rear Setback to 45', and 3.2.11 for the purpose of constructing a house on a previously approved lot. Zoning District: R-44; Map: 36; Block: 10; Lot: 16.

Continued Application # 09-16: Donovan, 64 Gillotti Road, for variances to zoning regulations 3.0.5A,B&C Private Permanent Detached Garage, 3.1.5A&B Minimum Lot Area and Frontage; 3.1.11, 7.1 Nonconforming Lot and 7.2.3A&B for the purpose of increasing the roof height by 4', increasing the size of the garage, and changing the roof pitch on a previously approved variance. Zoning District: R-88; Map: 23; Block: 16; Lot: 8.

Application # 10-16: Knox, 9 Lakeshore North, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 35.8', 3.2.6B Side Setbacks to 10' and 7.7', 3.2.6C Rear Setback to 0, 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a vertical expansion of the first floor great room. Zoning District: R-44; Map: 40; Block: 6; Lot: 6&7.

Application # 11-16: Hillman, 2 Elmwood Road, for variances to zoning regulation 1.5.11 Fences for the purpose of erecting an 8'x28' privacy fence. Zoning District: R-44; Map: 35; Block: 11; Lot: 1.

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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