

NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812

MEETING
February 18, 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, February 18, 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.

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.

Application # 02-16: Shields, 5 Donna Drive, for variances to zoning regulations 3.2.5A&B, 3.2.6B Side Setback to 11.5', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing an addition to the house to add a bedroom and bath. Zoning District: R-44; Map: 27; Block: 3; Lot: 4.

Application # 03-16: Opdahl, 47 Candle Hill Road, for variances to zoning regulations 3.2.5A, 3.2.6B Side Setback to 6.6', 3.2.6C Rear Setback to 19.7', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing an addition to the dwelling with a 12'x24' encroachment on the northern border. Zoning District: R-44; Map: 6; Block: 3; Lot: 7.

Application # 04-16: Anderson & Martinez, 129 Route 37, for variances to zoning regulations 3.1.5A, 3.1.6A Front Setback to 43', 3.1.6B Side Setbacks to 35' and 28', 7.1.1A&B and 7.2.3A&B for the purpose of removing an existing porch and building a 372 sq. ft. deck. Zoning District: R-88; Map: 13; Block: 4; Lot: 9.

Application # 05-16: Cicerone, 100 Gillotti Road, for variances to zoning regulations 3.0.5A&B Private permanent detached garage for the purpose of constructing a 32'x46'x30' garage. Zoning District: R-88; Map: 23; Block: 16; Lot: 93.

Application # 06-16: Jesser, 18 Fair Lane, for variances to zoning regulations 3.2.5A&B, 3.2.6B Side Setback to 6.3', 3.2.6C Rear Setback to 41.2', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a second story addition on the current footprint. Zoning District: R-44; Map: 44; Block: 6, Lot: 14 & 22.

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: February 3rd and February 10th, 2016 of the Citizen News