

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

**MEETING
January 21, 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, January 21, 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 # 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 # 32-15: Barnes & Marinelli, 62 Lake Drive South, for variances to zoning regulations 3.2.5A, 3.2.6B Side Setback to 15', 3.2.6C Rear Setback to 32', 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a second story addition, a rear deck and a detached garage. Zoning District: R-44; Map: 20; Block: 1; Lot: 30-32.

Application # 33-15: Halpin, 346 Route 39, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 23.9', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a shed dormer on the rear and a center gable on front of the house. Zoning District: R-44; Map: 42; Block: 1; Lot: 26-33.

Application # 34-15: Santomero, 4 Dunham Drive, for variances to zoning regulations 4.3.3A Minimum Lot Area and 7.1.1 Nonconforming Improved Lot (Light Industry) for the purpose of constructing 9 (10'x20') carports. Zoning District: LI; Map: 24; Block: 15; Lot: 24&25.

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: January 6 and January 13, 2016 of the Citizen News