

NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812

MEETING
March 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 **Monday, March 14, 2016 at 7:00 p.m. in the Company A Firehouse located at 302 Ball Pond Road** regarding the following applications and appeals.

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.

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 # 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.

Continued 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.

Continued 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 with storage above. Zoning District: R-88; Map: 23; Block: 16; Lot: 93.

Application # 07-16: Reilly, 59 Lake Drive South, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 40.4', 3.2.6C Rear Setback to 33', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of demolishing an existing non-conforming single family house and constructing a new single family house. Zoning District: R-44; Map: 20; Block: 8; Lot: 6.

Application # 08-16: Ashley, 55 Lavelle Avenue, for variances to zoning regulations 3.2.5A&B, 3.2.6A Front Setback to 21.8', 3.2.5B Side Setbacks to 14.5' and 5.2', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of adding 1'6" to the rear of deck and adding 4' to the roof line on a previously approved variance. Zoning District: R-44; Map: 2; Block: 7; Lot: 28.

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.

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: March 2 and March 9, 2016 of the Citizen News