

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

**MEETING  
May 19, 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, May 19, 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.

**Application # 12-16:** Clear, 140 Lake Drive South, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setback to 24.6', 3.2.6B Side Setback to 0', 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 rebuilding the house and constructing a second story addition. Zoning District: R-44; Map: 25, Block: 1, Lot: 34 & 35.

**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: May 5<sup>th</sup> and May 12th Town Tribune**