

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

**MEETING
September 12, 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, September 12, 2016** at 7:00 p.m. in the **Company A Firehouse located at 305 Route 39**, regarding the following applications and appeals..

Continued Application # 13-16: Vanderheyden, 49 Knollcrest Road, for variances to Zoning Regulations, 3.2.5A&B, 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 33.5', 3.2.11, 7.1.1.1A,B&C, and 7.2.3A,B,&E for the purpose of demolishing an existing house and constructing a new single family house. Zoning District: R-44; Map: 10; Block: 3; Lot: 86.4

Continued Application # 17-16: Bonney, 56 Wood Creek Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 13.5', 3.2.6C Rear Setback to 14.5', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 25; Block: 11; Lot: 4.

Continued Application # 20-16: Lisi, 50 Ball Pond Road East, for variances to Zoning Regulations 3.1.5A&B, 3.1.6A Front Setback to 64.3', 3.1.6C Rear Setback to 41.5', 3.1.11, 7.1.1.2 Improved Lots not in Validated or Approved Subdivision and 7.2.3A,B&C for the purpose of tearing down an existing home and building a five bedroom house. Zoning District: R-88; Map: 22; Block: 7; Lot: 31.

Continued Application # 21-16: Lisi, 49 Ball Pond Road East, for variances to Zoning Regulations, 3.0.4A,C,D&E Minor Accessory Buildings and Structures, 3.0.8A,C&E Gazebos, 3.2.5A, 3.2.6A Front Setback to 21', 3.2.6C Rear Setback to 47', 3.2.11, 7.1.2.2 Vacant Lots Not in Validated Subdivision or Recorded Approved Subdivision and Re-subdivision and 7.1.3 Requirements for the purpose of building a Pavilion/Gazebo. Zoning District: R-44; Map: 22; Block: 5; Lot: 27.1.

Continued Application # 22-16: Sleight, 30 Inglenook Drive, for variances to Zoning Regulations 3.2.5A&B, 3.2.6C Rear Setback to 35', 3.2.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of adding a third bay (15'x25.6') to an existing garage. Zoning District: R-44; Map: 41; Block: 5; Lot: 71

Continued Application # 23-16: Alesi, 263 Ball Pond Road, for variances to Zoning Regulations 3.1.5A, 3.1.1.1, 7.1.1.2 Improved Lots not in Validated or Approved Subdivision and 7.2.3A,B&E for the purpose of building a 34'x52' attached three car garage. Zoning District: R-88; Map: 23; Block: 20; Lot: 15.

Application # 24-16: Fitzgerald, 57A Knollcrest Road, for variances to Zoning Regulations 3.2.6B Side Setbacks to 10' and 15.5', 3.2.6C Rear Setback to 33.8', 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 10; Block: 3; Lot: 84A.

Application # 25-16: Langguth, 12 Calumet Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 35', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of enclosing an existing concrete patio into living space and reconfiguring the kitchen. Zoning District: R-44; Map: 35; Block: 21; Lot: 2.

Application # 26-16: Berrie, 3 Candlewood Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 20', 3.2.6C Rear Setback to 35', 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 adding a bay window, a covered walkway and altering the roofline. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2-14.

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: September 1st and September 8th of the Town Tribune