

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

**February 15, 2018
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 15, 2018** at 7:00 p.m. in the **Community Room of the New Fairfield Library**, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 40-17: Olliver, 51 Lake Drive South, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 5.8', 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.1A,B&C for the purpose of demolishing an existing house, reconstructing a single family house and enlarging the garage from a 2-car to a 3-car garage. Zoning District: R-44; Map: 20; Block: 5; Lot: 24.

Continued Application # 41-17: Wolf, 42 Bogus Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 11', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a new 15'x15' deck and connecting it to an existing deck. Zoning District: R-44; Map: 11; Block: 2; Lot: 4.1.

Continued Appeal # 02-17: Cicerone and Arsan, 100 Gillotti Road. Appeal of ZEO's Cease and Desist Order in violation of Zoning Regulations 1.5.2A,B,F&G Prohibited General Uses, 3.1.1C&F Uses Permitted at Right and 8.8.2 Dealers and Repair Licenses, Gasoline and Motor Oil Sales, for operating an illegal in-home auto repair business in a residential neighborhood at their property at 100 Gillotti Road. Zoning District: R-88; Map: 23; Block: 16; Lot: 93.

Continued Application # 47-17: Cunha, 9 Purdum Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 22.8', 3.2.6C Rear Setback to 37', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing an addition and a vertical expansion. Zoning District: R-44; Map: 33; Block: 2; Lot: 13.

Application # 01-18: Cioffoletti, 56 Woodcreek Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 13', 3.2.6C Rear Setback to 10', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of demolishing an existing house and constructing a new single family house and garage. Zoning District: R-44; Map: 25; Block: 4; Lot: 11.

Application # 02-18: Mulholland, 4 Knolls Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 18', 3.2.6B Side Setbacks to 8.4' and 7.0' and 3.2.6C Rear Setback to 41', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of rebuilding an existing house. Zoning District: R-44; Map: 40; Block: 4; Lot: 52-53.

Application # 03-18: Bernardini, 80 State Route 39, for variances to Zoning Regulations 4.1.3A&B, 4.1.4A Front Setback to 30' and 7.1.1.2 for the purpose of building a front vestibule. Zoning District: B/C; Map: 19; Block: 12; Lot: 20.

Application # 04-18: Sarro, 21 Woods Road, for variances to Zoning Regulations 3.2.5B, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 20; Block: 12; Lot: 20A.

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, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: February 1st and February 8th of the Town Tribune