

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

**January 18, 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, January 18, 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.

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.

Application # 43-17: Christiansen, 31 Musket Ridge Road, for variances to Zoning Regulations 3.2.6A Front Setback to 16', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of installing rafters to construct an addition over an existing garage. Zoning District: R-44; Map: 24; Block: 21; Lot: 2.34.

Application # 44-17: Giafone, 10 Cecelia Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 15', 3.2.6C Rear Setback to 4', 3.2.7, 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a second story addition, a 4'x8' deck, a 17'9"x7' deck and stairs and a new patio on the rear of the house. Zoning District: R-44; Map: 10; Block: 8, Lot: 15.

Application # 45-17: Ferraro, 8 Newfane Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 20', 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a vertical expansion addition to an existing dwelling and combining two lots into one. Zoning District: R-44; Map: 32; Block: 1; Lot: 3 (-5+11).

Application # 46-17: Barry, 16 Meadoway, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 30.5', 3.2.6B Side Setback to 19.0' and 17.7' and 3.2.6C Rear Setback to 24.1', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of changing the roofline over the bath, kitchen and family room to create cathedral ceilings in the kitchen and family room. Zoning District: R-44; Map: 45; Block 4; Lot: 21.

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 # 48-17: de Hirszfeld, 113 Shortwoods Road, for variances to Zoning Regulations 3.1.5A, 3.1.6A Front Setback to 70', 7.1.1.2 and 7.2.3A&B for the purpose of building a deck and screened-in porch. Zoning District: R-88; Map: 10; Block: 17; Lot: 1.

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: January 4th and January 11th of the Town Tribune