

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

**October 19, 2017
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, October 19, 2017** 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 Appeal # 01-17: 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 # 28-17: Mandella, 188 State Route 39, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 39', 3.2.6B Side Setback to 15.5', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing an addition, garage, fireplace and larger deck to an existing house. Zoning District: R-44; Map: 10; Block: 5; Lot: 15.

Continued Application # 29-17: Hearth Home Builders LLC, 2 Barn Brook Drive, for variances to Zoning Regulations 3.1.6A Front Setback to 60' and 3.1.6C Rear Setback to 36' for the purpose of constructing a single family house. Zoning District: R-88; Map: 13; Block: 2; Lot: 1.1.5.

Application # 30-17: Hicks LLC, 7 Route 37, for variances to Zoning Regulations 4.1.3A&B Minimum Lot Area, 4.1.4B Side Setback to 8', Minimum Building & Structure Setbacks and 7.2.3A,B&E to change the roof from a flat top to a trust roof on a previously approved variance. Zoning District: B/C; Map: 24; Block: 8; Lot: 4.

Application # 31-17: Doubleday, 12 Bantam Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 27.5', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a 16'x20' bedroom/laundry room addition and a 16'x26' deck. Zoning District: R-44; Map: 35; Block: 7, Lot: 3.

Application # 32-17: O'Mara, 2 Kingsbury Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 6', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a deck with stairway to driveway and a side deck. Zoning District: R-44; Map: 36; Block: 7; Lot: 7-8.

Application # 33-17: Meyers, 16 Beaver Bog Road, for variances to Zoning Regulations 3.1.5B, 3.1.6A Front Setback to 35', 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing an attached three-car garage with living space above. Zoning District: R-88; Map: 13; Block: 6; Lot: 6.5

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: October 5th and October 12th of the Town Tribune