

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

**September 20, 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, September 20, 2018** at 7:00 p.m. at the **Company A Firehouse**, located at 302 Ball Pond Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 28-18: DellAngelo, 14 Candle Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 43', 3.2.6B Side Setbacks to 11.4' and 10', 3.2.6C Rear Setback to 39.5', 3.2.7, 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a 17'x 9' addition to the house. Zoning District: R-44; Map: 44; Block: 10; Lot: 17.

Continued Application # 31-18: Speisman, 4 High View Terrace, for variances to Zoning Regulations 3.1.5C Rear Setback to 0' and 7.2.3A,B&E for the purpose of constructing a one-story family room addition and a new deck. Zoning District: R-88; Map: 13; Block: 6; Lot: 6.18.

Application # 32 -18: Corbin, 51 Lavelle Avenue, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 15', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of removing an existing landing and stairs and adding a landing from a new deck. Zoning District: R-44; Map: 2; Block: 7; Lot: 26 & 27.

Application # 33-18: Liner, 11 Fair Lane, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 12', 3.2.6C Rear Setback to 35', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of building a 5'x7' addition. Zoning District: R-44; Map: 44; Block: 7; Lot: 10-11.

Application # 34-18: New Fairfield Medical LLC and Western Connecticut Health Network, 130 Route 37, for variances to Zoning Regulations 4.1.4D Minimum Building and Structure Setbacks for the purpose of changing the Zoning District from NB to BC. Zoning District: NB; Map: 19; Block: 15; Lot: 18.2.

Application # 35-18: D'Amico, 59 Bogus Hill Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 18', 3.2.6C Rear Setback to 20', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of a vertical expansion addition to enlarge the master suite. Zoning District: R-44; Map: 11; Block: 2; Lot: 23.

Application # 36-18: Crothers Holdings LLC, 7 Candlewood Road, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setbacks to 9.4', 3.2.6C Rear Setback to 0', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of vertical expansion addition. Zoning District: R-44; Map: 39; Block 1; Lot: 25-30.

Application # 37-18: Tul, 8 Satterlee Road, for variances to Zoning Regulations 3.2.5A, 3.2.11, 7.1.1.2 and 7.2.3A&B for the purpose of constructing a 16.5'x16.5' deck addition. Zoning District: R-44; Map: 17; Block: 3; Lot: 81.

Application # 38-18: Anderman, 75 Bogus Hill Road, for variances to Zoning Regulations 3.0.4C Minor Accessory Buildings & Structures, 3.2.5A, 3.2.6C Rear Setback to 28', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a two story vertical expansion. Zoning District: R-44; Map: 11; Block: 2; Lot: 32.

Application # 39-18: Marino, 5 Merlin Avenue, for variances to Zoning Regulations 3.2.5A, 3.2.6C Rear Setback to 14.3', 3.2.11, 7.1.1.1A&B and 7.2.3A&B for the purpose of converting an existing den into a deck. Zoning District: R-44; Map: 34; Block: 3; Lot: 2.

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: September 6th and September 13thth of the Town Tribune