

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

MEETING

THURSDAY MAY 16, 2013

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 May 16, 2013 at 7:00pm in the New Fairfield Library Community Room located at 2 Brush Hill Road regarding the following applications and appeals.

Continued Application # 08-13: Dee, 21 Titicus Mountain Rd, for variances to zoning regulations 7.2.3A & B, 3.1.6A Front Setback to 36.5'; 3.1.6B Side Setback to 10' and 3.0.5C Private Permanent Detached Garages for the for the purpose of constructing a 1.5 story garage. Zoning District: R-88; Map: 28; Block: 1; Lot: 20

Application # 11-13: Reilly, 35 Ball Pond Road East, for variances to zoning regulations 7.2.3A & B and 3.2.6A Front Setback to 7.3' for the purpose of varying a previously approved variance for a detached garage. Zoning District: R-44; Map: 22; Block: 5; Lot: 18

Application # 12-13: Nelson, 47 Bigelow Road, for variances to zoning regulations 7.2.3A & B, and 3.0.4C Minor Accessory Buildings and Structures for the purpose of constructing a shed. Zoning District: R-88; Map: 13; Block: 4; Lot: 5.11.

Application # 13-13: Medina, 4 Flak Lane, for variances to zoning regulations 7.2.3A & B, 3.2.6A Front Setback to 27.3'; and 3.2.6B Side Setback to 12' for the purpose of constructing a 2-car garage with living space above, enclosing the side porch and constructing a rear deck. Zoning District: R-44; Map: 6; Block: 1; Lot: 5

Application # 14-13: Berntsen, 14 Flak Lane, for variances to zoning regulations 7.2.3A & B, 3.2.5A, 3.2.6A Front Setback to 27.5'; for the for the purpose of constructing a new home. Zoning District: R-44; Map: 2; Block: 2; Lot: 7

Application # 15-13: Reilly, 29 Candlewood Drive, for variances to zoning regulations 7.2.3A & B, 3.2.5A and 3.2.6A Front Setback on Candlewood Drive to 27.7' and a Front Setback on Sylvan Road to 4.6' for the for the purpose of constructing 2nd story additions and 2 story additions to the home and detached garage. Zoning District: R-44; Map: 39; Block: 7; Lot: 1 and 30-38

Application # 16-13: Proteau, 181 Ball Pond Road, for variances to zoning regulations 7.2.3A & B, 3.1.6A Front Setback to 64'; for the purpose of constructing a deck with roof and stairs. Zoning District: R-88; Map: 18; Block: 1; Lot: 4.2

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure. 3.2.5A&B Minimum lot area; Minimum lot frontage; 3.2.11; Minimum lot dimension; 3.2.7 Maximum lot coverage and 3.2.8 Impervious Surface Coverage.

Joe DePaul, Chairman
JDP/lb

PUBLISH DATES: May 1, 2013 and May 8, 2013 of the Citizen News