

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

**MEETING**

**MONDAY SEPTEMBER 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 Monday September 16, 2013 at 7:00pm in the New Fairfield Community Room located at 33 Route 37 regarding the following applications and appeals.

**Application # 24-13:** DAngelo, 59 Ball Pond Road East, for variances to zoning regulations 3.2.6A Front Setback to 17.6'; 3.2.6B Side Setbacks to 13.6' and 8.4'; and 3.2.6C Rear Setback to 33.6' for the purpose of relocating entry porch and rebuilding roof overhangs. Zoning District: R-44; Map: 22; Block: 5; Lot: 34

**Application # 25-13:** Watson, 18 Sunset Drive (Bogus Hill), for variances to zoning regulations 7.2.3A & B, 3.2.6C Rear Setback to 23.1' for the purpose of extending the deck. Zoning District: R-44; Map: 11; Block: 2; Lot: 7

**Application # 26-13:** Cucci, 46 Ridge Road (CI), for variances to zoning regulations 7.2.3A, B, & E, 3.2.5A, 3.2.6A Front setback to 18' 8" and 3.2.6B Side setback to 11' 4" for the purpose of constructing a 2<sup>nd</sup> story addition over the detached garage. Zoning District: R-44; Map: 15; Block: 6; Lot: 131, 132, 147-150.

**Application # 27-13:** Halas, 21 Inglenook Rd, for variances to zoning regulations 7.2.3A & B, 3.2.5A; 3.2.6B Side setback to 8.1' and 3.2.6C Rear setback to 16.8' for the purpose of constructing a rear and side addition. Zoning District: R-44; Map: 41; Block: 8; Lot: 23-27.

**Application # 28-13:** Schwam, 22 Lake Drive South (CI), for variances to zoning regulations 7.2.3A, B, & E, 3.2.6A Front setback to 38' and 3.2.6C Rear setback to 40' for the purpose of legalizing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 20; Block: 1; Lot: 67.

**Application # 29-13:** Schaeffer, 2B Shore Drive, for variances to zoning regulations 7.2.3A, B, & E, 3.2.5A, 3.2.6A Front setback to 21.6' and 3.2.6B Side setback to 9.2' and 3.2.6C Rear setback to 47.4' for the purpose of constructing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 10; Block: 1; Lot: 14-15.

**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: September 4, 2013 and September 11, 2013 of the Citizen News**