

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

**MEETING
December 15, 2014
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, December 15, 2014** at 7:00 p.m. in the **New Fairfield Library Community Room** located at 2 Brush Hill Road regarding the following applications and appeals.

Continued Application # 26-14: Ashe, 35 Ridge Road (CI), for variances to zoning regulations 7.2.3A&B, 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 15', 3.2.5A, and 3.2.7 Maximum Building Area for the purpose of constructing a carport. Zoning District: R-44; Map: 15; Block: 4; Lot: 14

Continued Application # 27-14: Tamay, 32 Possum Drive, for variances to zoning regulations 3.2.5A, 7.2.3A&B and 3.1.2K Special Permit Uses, Accessory Apartments Item 2, for the purpose of constructing an in-law apartment. Zoning District: R-44; Map: 35; Block: 17; Lot: 6

Continued Application # 32-14: Ellinghaus, 2 Blue Jay Road, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setback to 35' on Joyce Hill Road and Front Setback to 30' on Blue Jay Road and 7.2.3A&B for the purpose of constructing a new single family dwelling. Zoning District: R-44; Map: 10; Block: 16; Lot: 38

Application # 23A-14: Underhill, 5 Pine Island, for variances to zoning regulations Minor Accessory Buildings & Structures 3.0.4E and 3.0.4.G1 and Uses Permitted as of Right 3.2.1 to maintain deck and enclosure (cottage). Zoning District: R-44; Map: 20; Block: 9; Lot: 27

Application # 36-14: McSpedon, 299 Route 39, for variances to zoning regulations 3.2.5A, 7.2.3A,B&E, 3.2.7; Building S (cottage on south side of property) 3.2.6C Rear Setback to 1.8' and 3.2.6B South Side Setback to 1.0' ; Building N (cottage on north side of property) 3.2.6C Rear Setback to 0.5' and 3.2.6B North Side Setback to 0.5' for the purpose of renovating the two buildings including adding second story. Zoning District: R-44; Map: 6; Block: 6; Lot: 11

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; 3.1.6 & 3.2.6 Minimum Buildings and Structure Setbacks; 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: December 3 and December 10, 2014 of the Citizen News