

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

**MEETING
AUGUST 21, 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 **Thursday, August 21st, 2014** at 7:00 p.m. in the **New Fairfield Library Program Room** (downstairs off the Children's Library) located at 2 Brush Hill Road regarding the following applications and appeals.

Continued Application # 17-14: Bartlett, 4 Ansonia Road, for variances to zoning regulations 7.2.3A, B & E and 3.2.6A Front Setback to 28.3' for the purpose of modifying an existing second floor dormer facing rear. Zoning District: R-44; Map: 35; Block: 17; Lot: 6

Application # 18-14: Vasquez, 35 Ilion Road, for variances to zoning regulations 7.2.3A & B, 3.2.6B Side Setback to 7.8' and 3.2.5.A for the purpose of constructing a one car garage. Zoning District: R-44; Map: 35; Block: 10; Lot 9 & 10

Application # 19-14: Gengel, 112 Lake Drive South (CI), for variances to zoning regulations 7.2.3 A, B & E, 3.2.6A Front Setback to 10.8' for the purpose of increasing the height of the existing garage. Zoning District: R-44; Map: 20; Block: 7; Lot: 8-11

Application # 20-14: Carley, 60 Wood Creek Road, for variances to zoning regulations 7.2.3.A, B & E, 3.2.5A and 3.2.6B Side Setback to 20.8' for the purpose of waiving the 35' height restriction on one corner of the home from 35' to 35.9'. Zoning District: R-44; Map: 20, Block: 12, Lot: 2

Application # 21-14: New Fairfield Free Public Library, Town of New Fairfield, for variances to zoning regulations 7.2.3.A, B & E; Business Zone 4.1.3A Minimum Lot and Area Frontage and 4.1.4A,C Minimum Building and Structure Setbacks for the purpose of increasing the height of the front and rear roof by no more than 2'. Zoning District: R-BC; Map: 24; Block 18; Lot: 5-2-3-4 114

Appeal # 22-14: Oulvey, 30 Lake Drive North (CI), for the purpose of appealing the Zoning Enforcement Officer's decision not to issue a Zoning Permit in that the scope of work exceeds what was granted for Variance Application # 04-14. Zoning District: R-44; Map: 15; Block: 6; Lot: 62

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

Joe DePaul, Chairman
JDP/jmb

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