

## NEW FAIRFIELD ZONING BOARD OF APPEALS

NEW FAIRFIELD, CT 06812

MEETING  
MONDAY MARCH 17, 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 March 17, 2014 at 7:00pm in the New Fairfield Community Room located at 33 Route 37 regarding the following applications and appeals.

**Continued Application # 02-14:** Cantrell, 287 Route 39, for variances to zoning regulations 7.2.3A&B; 3.2.5A; 3.2.7 Maximum Lot Coverage to 44%, 3.2.6A Front Setback to 17', 3.2.6B Side Setback to 5' and 3.2.6C Rear Setback to 0' for the purpose of constructing a deck. Zoning District: R-44; Map: 6; Block: 6; Lot: 5

**Continued Application # 03-14:** Sousa, 14 Schermerhorn Dr., for variances to zoning regulations 7.2.3A & B and 3.2.6C Rear Setback to 29' for the purpose of constructing a new single family home with a deck Zoning District: R-44; Map: 36; Block: 3; Lot: 8 & 9

**Continued Application # 05-14:** Forster, 4 Cecelia Lane, for variances to zoning regulations 7.2.3A, B, & E; 3.2.6B Side Setback to 11.5'; and 3.2.6C Rear Setback to 33.2' for the purpose of constructing a one story addition, a 2<sup>nd</sup> story addition, and a 1<sup>st</sup> floor balcony. Zoning District: R-44; Map: 10; Block: 8; Lot: 12

**Application # 06-14:** McIntyre, 2 Manning Street, for variances to zoning regulations 7.2.3A & B; 3.2.5A and 3.2.6A Front Setback to 25' for the purpose of constructing a single family home. Zoning District: R-44; Map: 31; Block: 6; Lot: 14

**Application # 07-14:** Hearth Home Builders, 2 Elwell Road, for variances to zoning regulations 7.2.3A & B; and 3.1.6A Front Setback to 36.4' on the proposed Barn Brook Estates Road for the purpose of converting a barn into a garage. Zoning District: R-88; Map: 13; Block: 2; Lot: 1

**Application # 08-14:** Rowan, 63 Bogus Hill Road, for variances to zoning regulations 7.2.3A, B & E; 3.2.11; 3.2.5A and 3.2.6B Side Setback to 10' 8" and 3.2.6C Rear Setback to 44' for the purpose of constructing a 2<sup>nd</sup> story addition and a 2 story addition. Zoning District: R-44; Map: 11; Block: 2; Lot: 25

**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: March 5, 2014 and March 12, 2014 of the Citizen News**