

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

**MEETING
November 20, 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, November 20, 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 # 28-14: McGuire, 16 Flak Lane, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setbacks to 33.1' and 37.1' and 7.2.3A,B&E for the purposes of adding a second story over an existing garage. Zoning District: R-44; Map: 2; Block: 2; Lot: 5

Application # 31-14: Becker, 30 Ball Pond Road East, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setback to 0.6', 3.2.6B Side Setbacks to 5.8' and 9.6' and 3.2.6C Rear Setback to 27.5' and 7.2.3A,B&E for the purpose of increasing the height of an existing garage. Zoning District: R-44; Map: 22; Block: 7; Lot: 5 & 20

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 # 33-14: Weinman, 2 McIntyre Road, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setback to 26.7' and 7.2.3A&B for the purpose of constructing a new covered porch and dining room. Zoning District: R-44; Map: 32; Block: 3; Lot: 3&4

Application # 34-14: Gengel, 112 Lake Drive South (CI), for variances to zoning regulations 3.2.6C Rear Setback to 16' and 7.2.3A&B for the purpose of adjusting existing pool footprint. Zoning District: R-44; Map: 20; Block: 7; Lot: 8-11

Application # 35-14: Stark, 6 Meadoway, for variances to zoning regulations 3.2.6A Front Setback to 22.1', 3.2.6B South Side Setback to 11.0', 3.2.6C Rear Setback to 33.2', 3.2.5A and 7.2.3A,B&E for the purposes of adding a second story over the existing footprint of home. Zoning District: R-44; Map: 45; Block: 4; Lot: 26

Application # 37-14: Pesarini, 42 Lavelle Avenue, for variances to zoning regulations 3.2.6A Front Setback to 28', 3.2.6B Side Setbacks to south 3.5' and north 8', 3.2.5A and 7.2.3A,B&E for the purpose of adding a roof over the front door and adding a second story within the same footprint. Zoning District: R-44; Map: 2; Block: 7; Lot: 24

Application # 38-14: Reilly, 59 Lake Drive South (CI), for variances to zoning regulations 3.2.5A, 7.2.3A,B&E, 3.2.6B Side Setback to 19.0' and 3.2.6C Rear Setback to 32.2' for the purpose of replacing an existing wooden deck at rear of home and adding a second floor addition over existing footprint. Zoning District: R-44; Map: 20; Block: 8; Lot: 6

Application # 39-14: MacCarthy, 28 Overbrook Drive, for variances to zoning regulations, 3.1.5A, Minimum Lot Area and Frontage, 7.2.3A&B and 3.1.6B, Side Setback to 26.9' for the purpose of enlarging the master bedroom. Zoning District: R-88; Map: 43; Block: 1; Lot: 21

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: November 5 and November 12, 2014 of the Citizen News