

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

**MEETING  
October 16, 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, October 16, 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 # 23-14:** 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 # 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

**Appeal # 26A-14:** Ashe, 35 Ridge Road (CI), to appeal the Cease & Desist Order issued relative to zoning regulations 3.2.1 Uses Permitted as of Right; 1.5.2A Prohibited Uses General; and 3.0.5D Private Permanent Detached Garages as they apply to Hoop Pole Structures on property. Zoning District: R-44; Map: 15; Block: 4; Lot: 14

**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

**Application # 28-14:** McGuire, 16 Flak Lane, for variances to zoning regulations 3.2.5A, 3.2.6A Front Setback to 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 # 29-14:** Cherick Design, LLC, 15 Lavelle Avenue, for variances to zoning regulations 7.2.3A&B, 3.2.6C Rear Setback to 27.6' and 3.2.5.A for the purpose of adding a 12'x16' deck on the side of the house. Zoning District: R-44; Map: 2; Block: 7; Lot: 8&9

**Application # 30-14:** Bear Mountain LLC, 12 Bear Mountain Road, for variances to zoning regulations 3.2.6C Rear Yard Setback to 43.8' and 7.2.3A&B for the purpose of adding a deck to the rear of the house. Zoning District: R-44; Map: 25; Block: 3; Lot: 2.2

**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

**PUBLISH DATES: October 1 and October 8, 2014 of the Citizen News**