

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

**MEETING  
September 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, September 15, 2014** at 7:00 p.m. in the **Community Room above the New Fairfield Senior Center** located at 33 Route 37 regarding the following applications and appeals.

**Continued 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

**Continued Application # 20-14:** Carley, 60 Wood Creek Road, for variances to zoning regulations 7.2.3A, B & E, 3.2.5A, 3.2.6B Side Setback to 20.8' and 3.2.10 Maximum Building Height 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 # 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 # 24-14:** Vitolo, 53 Rocky Hill Road for variances to zoning regulations 3.1.6B Side Setback to 25', 3.1.5A Minimum Lot Area and 7.2.3A&B for the purpose of constructing a deck. Zoning District: R-88; Map: 10; Block: 18; Lot: 19

**Application # 25-14:** LaChance, 2 Beaver Bog for variances to zoning regulations 3.1.6A Front Yard Setback to 65.7' and 7.2.3A&B for the purpose of constructing a two car garage. Zoning District: R-88; Map: 13; Block: 6; Lot: 8

**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: September 3 and September 10, 2014 of the Citizen News**