

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

**MEETING  
February 16, 2012**

**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 February 16, 2012 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Application # 01-12:** Fioccola, 13 Hilldale Road, for variances to zoning regulations 7.2.3A & B; 3.2.5A & B; 3.2.11; 3.2.6B Side Setback to 15' and 3.2.6C Rear Setback to 22' for the purpose of constructing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 44; Block: 5; Lot: 10

**Application # 02-12:** McEachern, 66 Woodcreek Road, for variances to zoning regulations 7.2.3A & B; 3.2.5A & B; 3.2.11; 3.2.6A Front Setback to 12' and 3.2.6B Side Setback to 13' and 3.2.6C Rear Setback to 36' for the purpose of constructing a single family home with a deck. Zoning District: R-44; Map: 20; Block: 12; Lot: 5 & 6

**Application # 03-12:** Xatart; 43 Sylvan Road, for variances to zoning regulations 7.2.3A, B, & E; and 3.2.6C Rear Setback to 17' for the purpose of raising the roofline, extending the roof rakes; constructing a staircase and construct and enlarge decks. Zoning District: R-44; Map: 25; Block: 2; Lot: 10

**Application # 04-12:** Sheerin, 16 Knolls Road, for variances to zoning regulations 7.2.3A, B, & E; 3.2.5A & B; 3.2.11; 3.2.6A Front Setback to 21.4' 3.2.6B Side Setbacks to 9.9 and 12.6' and 3.2.6C Rear Setback to 38' for the purpose of constructing dormers and a balcony. Zoning District: R-44; Map: 40; Block: 4; Lot: 39 & 40

**Application # 05-12:** Lee, 134 Lake Drive South, for variances to zoning regulations 7.2.3A & B; 3.2.5A & B; 3.2.11; 1.5.4 Storm Water Management; and 3.2.6B Side Setback to 1.32' for the purpose of constructing an addition and deck. Zoning District: R-44; Map: 25; Block: 1; Lot: 39

**Application # 06-12:** Baumgart, 9 Darien Road, for variances to zoning regulations 7.2.3A & B; 3.2.5A & B; 3.2.11; 3.2.6B South Side Setback to 2.8' and a North Side Setback to 10.9' and 3.2.6C Rear Setback to 46' for the purpose of rebuilding rear room and raising the roofline. Zoning District: R-44; Map: 35; Block: 4; 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; 3.2.11; Minimum lot dimension; 3.2.7 Maximum lot coverage and 3.2.8  
Impervious Surface Coverage.

Joe DePaul, Chairman  
JDP/lb

**PUBLISH DATES: February 1, 2012 and February 8, 2012 of the Citizen News**