

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

**MEETING  
Thursday October 18, 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 October 18, 2012 at 7:00pm in the New Fairfield Library Community Room located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Application # 22-12:** Kraska, 34 Windmill Road, for variances to zoning regulations 7.2.3A, B; & E; 3.2.5A & B; 3.2.11; and 3.2.6A Front Setback to 6'1" and 3.2.6B Side Setback to 10'1" for the purpose of legalizing a 2<sup>nd</sup> story garage addition on a previously approved variance. Zoning District: R-44; Map: 10; Block: 1; Lot: 18-19

**Continued Application # 24-12:** Perri, 2 Perri Hill Drive, for variances to zoning regulations 7.2.3A & B; 3.2.5A, 3.2.11; and 3.2.6C Rear Setback to 26' for the purpose of legalizing and extending a deck. Zoning District: R-44; Map: 37; Block: 15; Lot: 11 to 14.1

**Application # 25-12:** Kurti, 51 Ball Pond Road East, for variances to zoning regulations 7.2.3A, B; & E; 3.2.5A, 3.2.11; and 3.2.6A Front Setback to 33' for the purpose of constructing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 22; Block: 5; Lot: 28-29

**Application # 26-12:** Casaretti & Feola, 19 Lavelle Avenue, for variances to zoning regulations 7.2.3A, B; & E; 3.2.5A & B, 3.2.11; 3.2.6B Two Side Setbacks to 11.5' and 7.5' and 3.2.6C Rear Setback to 32' for the purpose of enlarging an enclosed porch and relocating the stairs. Zoning District: R-44; Map: 2; Block: 7; Lot: 10

**Application # 27-12:** Rippo, 36 Indian Hill Road, for variances to zoning regulations 3.0.4C Minory Accessory Buildings for the purpose of constructing a shed. Zoning District: R-44; Map: 23; Block: 21; Lot: 5

**Application # 28-12:** Riggs, 36 Ridge Road, for variances to zoning regulations 7.2.3A, B, & E; 3.2.5A & B; 3.2.11; 3.2.6B North Side Setback to 7.2' and South Side Setback to 10' and 3.2.6C Rear Setback to 40' for the for the purpose of revising a previously approved plan and variances. Zoning District: R-44; Map: 15; Block: 5; Lot: 29

**Application # 29-12:** Gabrielescu, 54 Ridge Road, for variances to zoning regulations 7.2.3A, B, & E; 3.2.5A & B; 3.2.11; 3.2.6B North Side Setback to 9.8' and a South Side Setback to 9.4' for the purpose constructing a 1<sup>st</sup> story addition, a 2<sup>nd</sup> story addition and a deck. Zoning District: R-44; Map: 15; Block: 6; Lot: 123 - 124

**Application # 30-12:** Christ, 7 Flak Lane, for variances to zoning regulations 3.2.6A Front Setback to 37.3' for the purpose of constructing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 2; Block: 1; Lot: 14

**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: Oct 3, 2012 and Oct 10, 2012 of the Citizen News**