

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

**MEETING
December 15, 2011**

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 December 15, 2011 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

Application # 28-11: TANM Irrevocable Trust, Anthony Sarro, Trustee, 21A Woods Road, for variances to zoning regulations 3.0.9C Pergolas Freestanding Pergola Dimensions Maximum Size 10' Wide by 25' Length; 3.0.9D Pergola shall not be considered an accessory building as discussed in Section 3.0.4 Minor Accessory Buildings and Structures; 3.0.9E There shall be no raised platform forming a floor and 3.2.6C Rear Setback to 20' for the purpose of legalizing pergola. Zoning District: R-44; Map: 20; Block: 12; Lot: 20A

Application # 32-11: Fucito, 1 Ridgeway, for variances to zoning regulations 7.2.3 A, B, & E; and 3.2.6A Front Setback to 19.72' for the purpose of revising a previously approved variance. Zoning District: R-44; Map: 45; Block: 2; Lot: 13

Application # 33-11: First Black Inc, LLC, 6 Candlewood Isle Causeway, for variances to zoning regulations 7.2.3E, 3.2.5A&B, 3.2.7 Maximum Lot Coverage to 60% and 3.2.6C Rear Setback to 12' for the purpose of raising the roofline. Zoning District: R-44; Map: 15; Block: 11; Lot: 1

Application # 34-11: Knox, 3 Claredal Avenue, for variances to zoning regulations 7.2.3 A, B & E; 3.2.5A & B; 3.2.11; 3.2.6B Two Side Setbacks to 19' and 5'; and 3.2.6C Rear Setback to 12' for the purpose of raising the roofline, and constructing a deck. Zoning District: R-44; Map: 40; Block: 1; Lot: 30

Application # 35-11: Cioffoletti, 58 Fairfield Dr, for variances to zoning regulations 3.2.6A Front Setback to 30' for the purpose of constructing a new home and detached garage. Zoning District: R-44; Map: 33; Block: 1; Lot: 102-103

Application # 36-11: Tipper, 20 Great Meadow Road, for variances to zoning regulations 7.2.3A, B, & E; 3.2.5A&B, 3.2.11 and 3.2.6C Rear Setback to 42' for the purpose of constructing an addition and a porch. Zoning District: R-44; Map: 10; Block: 5; Lot: 11

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: November 30, 2011 and December 7, 2011 of the Citizen News