

Legal Notice, Easton, CT

The Easton Zoning Board of Appeals at its regular meeting of October 4, 2021, took the following actions on the following applications for variance:

Z-21-5627-06, for **433 Center Rd, LLC (Alain Bourgeois), 433 Center Road, Easton, CT**, for a variance of Section 3530 of the Easton Zoning Regulations in order to allow for the construction of a new single story, one family residence w/attached garage to replace a pre-existing non-conforming two-story single family dwelling with detached garage, 20 feet in lieu of 50 feet, minimum front yard setback, and 42.9' in-lieu-of 75' from the center of Center Road; and for a variance of 7140 3a, Non-conforming Structures, proposal to decrease the number of non-conforming structures from house and garage to one house w/attached garage, increase the square footage inside the setback zone (1699sf to 1801sf). **Approved**

Z-21-5630-07, for **433 Center Rd, LLC (Alain Bourgeois), 433 Center Road, Easton, CT**, for a variance of Section 3530 of the Easton Zoning Regulations in order to allow for the construction of a new accessory structure in same footprint, plus added passive house insulation, to contain 1 bedroom, 1 small kitchen and 1 bath, 1 foot in lieu of 50 feet, minimum front yard setback, and 25' in-lieu-of 75' from the center of Center Road; for a variance of 7140 3a, Non-conforming Structures, increase the square footage inside the structure due to basement (554sf to 904.56sf); and for a variance of 7130, Non-Conforming Uses. **Approved with the condition that the accessory structure is not to be used as a residence.**

Dated this 4th day of October 2021, by Chairman, Raymond Ganim, Easton Zoning Board of Appeals

Please publish in the October 8, 2021 issue of the Fairfield Citizen.