

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

**MEETING  
February 19, 2015  
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 19, 2015** at 7:00 p.m. in the **New Fairfield Library Community Room** located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Application # 36-14:** McSpedon, 299 Route 39, for variances to zoning regulations 3.2.5A, 7.2.3A,B&E, 3.2.7; Building S (cottage on south side of property) 3.2.6C Rear Setback to 1.8' and 3.2.6B South Side Setback to 1.0' ; Building N (cottage on north side of property) 3.2.6C Rear Setback to 0.5' and 3.2.6B North Side Setback to 0.5' for the purpose of renovating the two buildings including adding second story. Zoning District: R-44; Map: 6; Block: 6; Lot: 11

**Application # 01-15:** Grauert, 27 Linda Lane, for variances to zoning regulations 3.2.5A and 3.2.6C Rear Setback to 41' for the purpose of constructing a deck addition to the rear of the house. Zoning District: R-44; Map: 6; Block: 4 Lot: 1

**Application # 02-15:** Varvaro, 10 Carleon Road, for variances to zoning regulations 7.2.3A,B&E; 3.2.5A&B; 3.2.6A Front Setback to 25'; 3.2.6B Side Setback to 14'; and 3.2.11 for the purpose of raising an existing roof which creates a vertical expansion. Zoning District: R-44; Map: 33, Block: 3; Lot: 3.

**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; 3.1.6 & 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

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