

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

**MEETING
December 15, 2016
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, 2016** at 7:00 p.m. in the **Community Room of the New Fairfield Library**, located at 2 Brush Hill Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 26-16: Berrie, 3 Candlewood Road, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 20', 3.2.6C Rear Setback to 35', 3.2.7 Maximum Building Area, 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of adding a bay window, a covered walkway and altering the roofline. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2-14.

Application # 30-16: Lawson, 23 Meadoway (Candlewood Knolls), for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 23.5', 3.2.6B Side Setbacks to 7.9' and 8', 3.2.6C Rear Setback to 29.8', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a vertical expansion to allow for installation of a full bath in the loft. Zoning District: R-44; Map: 45; Block: 3; Lot: 13.

Application # 31-16: Cherick Designs, LLC, 3 Willow Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setbacks to 9.4' and 9.3', 3.2.6C Rear Setback to 41', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 20; Block: 4; Lot: 101 & 102.

Application # 32-16: Marlowe, 25 Overlook Road, for variances to Zoning Regulations 3.2.5A, 3.2.6B Side Setback to 2.5', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of expanding an existing deck. Zoning District: R-44; Map: 45; Block: 5; Lot: 62 & 63.

Application # 33-16: Campanelli, 18 Brook Drive, for variances to Zoning Regulations 3.0.4C Minor Accessory Buildings & Structures, 3.2.5A&B, 3.2.11, 7.1.1.1A,B&C and 7.2.3A&B for the purpose of erecting a 12'x16' pre-engineered shed on the side yard. Zoning District: R-44; Map: 44; Block: 4; Lot: 57.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 3.1.5 & 3.2.5A&B Minimum lot area; Minimum lot frontage; 3.1.6 & 3.2.6 Minimum Buildings and Structure Setbacks; 3.1.11 & 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: December 1st and December 8th of the Town Tribune