

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

**MEETING  
February 16, 2017  
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 16, 2017** 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 # 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.

**Application # 01-17:** Rubio, 61 Lake Drive North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 24', 3.2.6B Side Setbacks to 13' and 10', 3.2.7, 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of reconstructing 1700 sq. ft. of an existing house and adding a 525 sq. ft. front addition. Zoning District: R-44; Map: 15; Block: 1; Lot: 47.

**Application # 02-17:** Hicks LLC, 7 Route 37, for variances to Zoning Regulations 4.1.3A&B Minimum Lot Area, 4.1.4B Minimum Building & Structure Setbacks and 7.2.3A,B&E for the purpose of adding a roof over an existing outdoor vehicle lift. Zoning District: B/C; Map: 24; Block: 8; Lot: 4.

**Application # 03-17:** Brodsters Roadsters, 3 Dunham Drive, for the purpose of holding a public hearing for an Automobile Dealer's License/Repairer's License to approve a move 25 feet from their current location. Zoning District: LI; Map: 24; Block: 15; Lot: 18.

**Application # 04-17:** McClain, 2 Flak Lane, for variances to Zoning Regulations 3.2.5A, 3.2.6A Front Setback to 22', 3.2.11, 7.1.1.1A,B&C, 7.2.3A,B&E and 7.2.4 Restoration of Damaged Structures or Buildings for the purpose of rebuilding a raised ranch that was destroyed by fire. Zoning District: R-44; Map: 6; Block: 1, Lot: 6&7.

**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: February 2<sup>nd</sup> and February 9<sup>th</sup> of the Town Tribune**