

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

**MEETING  
March 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, March 16, 2017** at 7:00 p.m. in the **Company A Firehouse**, located at 302 Ball Pond 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.

**Continued Application # 01-17: *\*\*application continued until April meeting\*\**** 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.

**Continued 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 # 05-17:** Rail, 37 Lakeshore North, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 25', 3.2.7, 3.2.11, 7.1.1.1A&B and 7.2.3A,B & E for the purpose of installing a screened porch over an existing stone patio, constructing an outdoor fireplace and cutting the existing deck back to 5'. Zoning District: R-44; Map: 40; Block: 6; Lot: 52-54.

**Application # 06-17:** Berrie, 3 Candlewood Road, for variances to Zoning Regulations, 3.2.6C Rear Setback to 23.7', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of tearing down an existing single family house and constructing a new one. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2-14.

**Application # 07-17:** Angelson, 4 Glenn Holly Road, for variances to Zoning Regulations 3.2.5A,B&C, 3.2.6C Rear Setback to 9', 3.2.11, and 7.1.1.1A&B for the purpose of constructing an outdoor fireplace. Zoning District: R-44; Map: 39; Block: 01; Lot: 75&76.

**Application # 08-17:** Lawson, 23 Meadoway, 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 and 7.2.3A,B&E for the purpose of a vertical expansion and adding a shed roof in between the dormers of a previously approved variance. Zoning District: R-44; Map: 45; Block: 3; Lot: 13.

**Application # 09-17:** O'Hara, 29 Jeremy Drive, for variances to Zoning Regulations 3.0.5A,B & C Private Permanent Detached Garage, 3.1.5B&C, 3.1.6B Side Setback to 25', 3.1.6C Rear Setback to 25' and 7.1.1.1A&B for the purpose of building a 36'x50' Detached Garage. Zoning District: R-88; Map: 12; Block: 1, Lot: 50.

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