

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

**MEETING  
THURSDAY DECEMBER 19, 2013**

**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 19, 2013 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Application # 36-13:** Castelhana, 41 Knollcrest Road, for variances to zoning regulations 7.2.3A & B; 3.2.5A; 3.2.6C Rear Setback to 44.9' for the purpose of constructing an addition. Zoning District: R-44; Map: 10; Block: 3; Lot: 87

**Application # 37-13:** Muscarell, 5 Fair Lane, for variances to zoning regulations 7.2.3A & B; 3.2.5A; and 3.2.6A Front Setback to 25' for the purpose of constructing a front deck with stairs to grade. Zoning District: R-44; Map: 44; Block: 7; Lot: 3

**Application # 38-13:** Connor, 3 Ridge Road (CI), for variances to zoning regulations 7.2.3A&B, and 3.2.6A Front Setback to 28' for the purpose of varying a previously approved variance for installing a bay window. Zoning District: R-44; Map: 15; Block: 1; Lot: 185-188.

**Application # 39-13:** Berrie, 3 Candlewood Rd, for variances to zoning regulations 7.2.3A & B; 3.2.6A Front Setback to 10'; 3.2.6B Side Setback to 15' and 3.2.6C Rear Setback to 37' for the purpose of constructing a 2<sup>nd</sup> story addition, a 2 story garage addition and a car port. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2

**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; 3.2.11; Minimum lot dimension; 3.2.7 Maximum lot coverage and 3.2.8 Impervious Surface Coverage.

Joe DePaul, Chairman  
JDP/lb

**PUBLISH DATES: December 4, 2013 and December 11, 2013 of the Citizen News**