

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

**MEETING
THURSDAY NOVEMBER 21, 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 November 21, 2013 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

Application # 32-13: Kick, 12 Knolls Road, for variances to zoning regulations 7.2.3A, B, & E; 3.2.5A; 3.2.6A Front Setback to 27.6'; 3.2.6B Side Setbacks to 11' and 14' and 3.2.6C Rear Setback to 45' for the purpose of constructing a 2nd story addition. Zoning District: R-44; Map: 40; Block: 4; Lot: 43 & 44

Application # 33-13: Marshall, 16 Sunswept Drive, for variances to zoning regulations 7.2.3A & B, 3.0.4B Minor Accessory Buildings and Structures Shall Not Be Served with Heating & Plumbing Facilities and 3.0.4G4 Minor Accessory Buildings and Structures May Have Up To 150 Additional Sqft of Building Area Up To A Maximum of 225 Sqft of Building Area for the purpose of constructing a pool house. Zoning District: R-88; Map: 22; Block: 7A; Lot: 39.30

Application # 34-13: ECB Realty, 7-9 Brush Hill Road, for variances to zoning regulations 7.2.3A&B; 4.1.2D Special Permit Uses Restaurants for the purpose of constructing a drive thru for Dunkin Donuts. Zoning District: BC; Map: 24; Block: 8; Lot: 10 & 11

Application # 35-13: Martinez, 8 Candle Hill Rd, for variances to zoning regulations 7.2.3A & B; 3.2.5A; 3.2.6A Front Setbacks on Notchview Drive to 25.8' and Front Setback on Mountain Road to 15.9' for the purpose of constructing a deck. Zoning District: R-44; Map: 44; Block: 11; Lot: 1

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

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: November 6, 2013 and November 13, 2013 of the Citizen News