

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

**MEETING
THURSDAY JANUARY 23, 2014**

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 January 23, 2014 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

Continued 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

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

Continued 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

Continued 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 story addition, a 2nd story addition, a 2 story garage addition and a car port. Zoning District: R-44; Map: 39; Block: 1; Lot: 2.2

Application # 01-14: Lombardo, 5 Paradise Court, for variances to zoning regulations 7.2.3A & B; 3.0.4G; Minor Accessory Buildings and Structures; 3.2.6B Side Setback to 16' and 3.2.6C Rear Setback to 40' for the purpose of legalizing a shed. Zoning District: R-44; Map: 36; Block: 3; Lot: 22.6

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: January 8, 2014 and January 15, 2014 of the Citizen News