

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

**MEETING  
AGENDA AND LEGAL NOTICE**

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 17, 2011 at 7:00pm in the New Fairfield Library Community Room located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Application # 01-11:** Dodge, 16 Crestway Road, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; 3.2.6A Front Setback to 28' and 3.2.6B North Side Setback to 13' 8" for the purpose of extending the deck and constructing a kitchen addition, a basement garage, and a 2<sup>nd</sup> story addition  
Zoning District: R-44; Map: 10, Block: 3; Lot: 62-63.

**Application # 02-11:** Stevens, 15 Candlewood Knolls Road, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; 3.2.6A Two Front Setbacks on Candlewood Knolls Road to 21' and on Claredal Avenue to 10'; 3.2.6B Side Setback to 10' for the purpose of constructing a 2<sup>nd</sup> story addition, a covered entry way and cover an existing open deck. Zoning District: R-44; Map: 40, Block: 2; Lot: 24.

**Application # 03-11:** Gouveia, 141 Pine Hill Road, for variances to zoning regulations 3.1.6C Rear Setback to 56.5' for the purpose of legalizing an in ground pool. Zoning District: R-88; Map: 9, Block: 1; Lot: 7b.

**Application # 04-11:** Pacheco, 15 Sunset Trail, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; 3.2.7; 3.2.6B A Side Setback to 5' and a 2<sup>nd</sup> Side Setback to 13'; 3.2.6C Rear Setback to 7' for the purpose of constructing a detached garage. Zoning District: R-44; Map: 15; Block: 5; Lot: 2 & 55.

**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

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