

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

**MEETING  
Thursday June 21, 2012**

**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 June 21, 2012 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Application # 16-12:** Spletzer, 28 Lavelle Ave, for variances to zoning regulations 7.2.3A, & B; 3.2.5A & B; 3.2.11; 3.2.6B Side Setback to 8.5' for the purpose constructing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 2; Block: 6; Lot: 24 + 23

**Application # 17-12:** Wiede, 24 Ridge Road, for variances to zoning regulations 3.2.6A Front Setback to 38' and 3.2.6B Side Setback to 13' 8" for the purpose of revising a previously approved variance. Zoning District: R-44; Map: 15; Block: 5; Lot: 38

**Application # 18-12:** Gabriele, 12 Carleon Road, for variances to zoning regulations 7.2.3A & B; 3.2.5A&B, 3.2.11; and 3.2.6C Rear Setback to 28' for the purpose of enclosing a deck. Zoning District: R-44; Map: 33; Block: 3; Lot: 2

**Application # 19-12:** , DeNoia, 315 Route 39, for variances to zoning regulations 7.2.3 A, B, & E; 3.2.5A & B; 3.2.11; 3.2.9 Maximum Effective Impervious Coverage; 3.2.7 Maximum Lot Coverage; 3.2.6A Front Setback to 2.9' 3.2.6C Rear Setback to 5' for the purpose legalizing an enclosed storage area and a covered porch. Zoning District: R-44; Map: 6; Block: 6; Lot: 16.2 & 16.3

**Application # 20-12:** Kelleher & Brady, 32 Lake Shore North, for variances to zoning regulations 7.2.3A, B; & E; 3.2.5A & B; 3.2.11; and 3.2.6A Front Setback to 10' and 3.2.6B Side Setback to 10' for the purpose of constructing a 2<sup>nd</sup> story addition with deck and a covered front entrance. Zoning District: R-44; Map: 40 Block: 3; Lot: 8

**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: June 5, 2012 and June 12, 2012 of the Citizen News**