

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

**MEETING
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 May 19, 2011 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

Continued 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 Side Setback to 5' and a 2nd 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.

Appeal # 09-11: Petereit, 26 Pine Island, to appeal a Cease & Desist Order dated February 3, 2011, as noted below. Zoning District: R-44; Map: 20; Block: 9; Lot: 16-17.

Appeal # 10-11: Derienzo, 16 & 18 Pine Island, to appeal a Cease & Desist Order dated February 3, 2011, as noted below. Zoning District: R-44; Map: 20; Block: 9; Lot: 10-11.

Appeal # 12-11: Sheehan, 24 Pine Island, to appeal a Cease & Desist Order dated February 3, 2011, as noted below. Zoning District: R-44; Map: 20; Block: 9; Lot: 14-15.

Appeal # 15-11: Hill, 17 Pine Island, to appeal a Cease & Desist Order dated February 3, 2011, as noted below. Zoning District: R-44; Map: 20; Block: 9; Lot: 21.

Appeal #'s 09-11, 10-11, 12-11 and 15-11: The Cease and Desist Order was issued in regards to construction of structures with individual rooms, showers, chemical toilets, sinks. Lean-tos with refrigerators, platforms for tents, truss platforms, canopy platforms, decks and privies. There are a number of old heating oil tanks with the tops of the tank cut off and the pieces of the tank cut off is then hinged and attached back to the tank for a storage container. The tank doors have locks and bungee cords to secure them. The island also has a few large areas being used as an island community dumping ground. They are spread over several properties. There are abandoned docks, rotting wood and general junk and garbage being thrown in it. Individual properties also have smaller dumping areas with similar debris. While an individual property may not have all of the violations listed above, all properties have a majority of them.

These conditions violate the following zoning regulations: 1.4 Applicability, 1.5.2A & G Prohibited Uses—General, 1.5.3E* & G, 3.0.4E Minor Accessory Buildings and Structures, 3.1.1A1/3.2.1 Uses Permitted as of Right, 8.5.1A&B Zoning Permit Required. *See Section 2.1 Definitions—Junk

Application # 16-11: Pederson, 141 Shortwoods Rd., for variances to zoning regulations 7.2.3 A&B; 3.1.6A Front Setback to 28' for the purpose of constructing a 2nd story addition and a 2 story addition with a front porch. Zoning District: R-88; Map: 10; Block: 19; Lot: 20.1.

Application # 17-11: Bingham, 35 Candlewood Drive, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B 3.2.11; 3.2.6A Front Setback to 29.5' and 3.2.6B Side Setback to 12' for the purpose of constructing a deck on the front of the house. Zoning District: R-44; Map: 39; Block: 6; Lot: 17-23.

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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