

**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 November 18, 2010 at 7:00pm in the New Fairfield Library Community Room located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Appeal # 23-10:** Caperton Company LLC, Hugh C. Bilecky, 50 Route 39, to appeal a Cease and Desist Order dated June 29, 2010 regarding Commercial Vehicles being stored for contracting jobs to be performed elsewhere. Additionally a large box truck whose wheels are stuck in the ground is being used for storage of construction materials. These conditions are in violation of the zoning regulations as follows: Violation of Building Permit 3317, dated May 20 1972 for a Private Garage. Certificate of Occupancy # 77 dated January 27, 1973 for a Garage & Storage Building. Section 8.5.1 A & B, Zoning Permit Required. Zoning District: R-44; Map: 19, Block: 13; Lot: 9.

**Continued Application # 26-10:** Hopkins, 10 Candlewood Road, for variances to zoning regulations 7.2.3 A & B; 3.2.5A & B; 3.2.11; 3.2.7; 3.2.6 A Front setback to 14' and 3.2.6B Side setback to 13' 6" for the purpose of constructing a 2 story addition. Zoning District: R-44; Map: 39, Block: 5; Lot: 70-73.

**Application # 30-10:** Agostini & Gonzalez, 331 Route 39, for variances to zoning regulations 7.2.3A&B; 3.2.5A&B; 3.2.11; 3.2.6B side setback to 15' and 3.2.6C Rear setback to 10' for the purpose of constructing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 6, Block: 5; Lot: 1 & 3.

**Application # 31-10:** Bierce, 2 Kearn Road, for variances to zoning regulations 7.2.3 A, B, & C; 3.2.5A; and 3.2.6A Front setback to 25.5' and 3.2.6B Side setback to 18.6' for the purpose of constructing a 2<sup>nd</sup> story addition and a front portico. Zoning District: R-44; Map: 27, Block: 6; Lot: 13 & 14.

**Application # 32-10:** Power, 11 Ore Hill Road, for variances to zoning regulations 7.2.3 A & B; 3.2.5A & B; 3.2.11; and 3.2.6C Rear setback to 11' 10" for the purpose of legalizing the rear elevated deck. Zoning District: R-44; Map: 33, Block: 1; Lot: 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.

John B. Day, Chairman  
JBD/lb

**PUBLISH DATES: November 3, 2010 and November 10, 2010 of the Citizen News**