

**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 October 21, 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.

Application # 24-10: LaMonte, 25 Lake Shore North, for variances to zoning regulations 7.2.1 General; 7.2.3A&B; 3.0.2.A Table of Zoning Requirements; 3.2.8; 3.2.5A&B; 3.2.11; 3.2.7; 3.2.6B North side setback to 8.3' South side setback to 8.1' and 3.2.6C Rear setback to 19.6' for the purpose of demolishing the existing house and detached garage and constructing a new house with an attached garage. Zoning District: R-44; Map: 40, Block: 6; Lot: 26 & 27.

Application # 25-10: Schulte, 33 Deer Run, for variances to zoning regulations 7.2.3 A & B; 3.2.5A; 3.2.11; and 3.2.6C Rear setback to 7' for the purpose of remodeling the existing structure, constructing a 2nd story addition, a great room addition and a deck plus legalizing the existing deck. Zoning District: R-44; Map: 15, Block: 1; Lot: 129-131.

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 # 27-10: Gerosa and Bass 19 Lake Shore South, for variances to zoning regulations 7.2.3 A & B; 3.2.5A & B; 3.2.11; 3.2.7; 3.2.8; 3.2.6A Front setback to 31.3'; 3.2.6B North side setback to 7.8'; South side setback to 9.4' and 3.2.6C Rear setback to 21' for the purpose of converting the existing carport into a garage. Zoning District: R-44; Map: 45, Block: 1; Lot: 25.

Application # 28-10: Fasullo, 30 Jewel Lane, for variances to zoning regulations 3.1.3D & H Setbacks for Accessory Uses. A west side setback to 88' and an east side setback to 68' for the purpose of constructing a horse barn. Zoning District: R-88; Map: 17, Block: 2; Lot: 3D.

Application # 29-10: Casey, 19 North Beach Drive, for variances to zoning regulations 7.2.3 A & B; 3.2.5A & B; 3.2.11; 3.2.7; 3.2.8; 3.2.6B Two Side setbacks to 13' and 11'; and 3.2.6C Rear setback to 22' for the purpose of constructing a deck with stairs to grade. Zoning District: R-44; Map: 40, Block: 4; Lot: 27 & 28.

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: October 6, 2010 and October 13, 2010 of the Citizen News