

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

**SPECIAL 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 September 23, 2010 at 7:00pm in the New Fairfield Library Community Room located at 2 Brush Hill Road regarding the following applications and appeals.

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 Impervious Surface Coverage; 3.2.5A&B; 3.2.11; 3.2.7 Maximum Building Area; 3.2.6B North side setback to 8.3' and a 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.

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

John B. Day, Chairman
JBD/lb

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