

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

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 January 17, 2008 at 7:00pm in the New Fairfield Library regarding the following applications and appeals.

Continued Application # 51-07: Hopkins, 10 Candlewood Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 13' and 3.2.4c Rear setbacks to eastside 28' 3" and Southside to 10' for the purpose of constructing a 2 story addition. Zoning District: R-44; Map: 39, Block: 5; Lot: 70-75

Continued Application # 54-07: Bealeau, 10 Carleon Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 25'; 3.2.4b Side setback to 14' and 3.2.4c Rear setback to 41.4' for the purpose of constructing an attached garage. Zoning District: R-44; Map: 33, Block: 3; Lot: 3.

Application # 58-07: Ross, 29 Lake Shore North; for variances to zoning regulations 2.4.3a&b, 3.2.3a&b, 3.2.7; 3.2.5, 3.2.4a Front setback to 17.4'; side setbacks to 7.1' and 9.8' and 3.2.4c Rear setback to 21.9' for the purpose of demolishing the existing home and replacing it, converting the car port to a garage and add a rear deck. Zoning District: R-44, Map: 40, Block: 6, Lot: 30 & 31.

Application # 59-07: Maplewood Development LLC, 1A Patterson Street, for variances to zoning regulations, 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 25' and 3.2.4c Rear setback to 27' for the purpose of constructing a new home. Zoning District: R-44; Map: 32, Block: 9; Lot: 18 & 19.

Application # 60-07: Langguth, 10 Calumet Road, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b Side setback to 8' for the purpose of constructing a 2 story addition. Zoning District: R-44; Map: 35, Block: 21; Lot: 3 + 12.

Regulations Key: 2.4.3a&b Nonconforming use of building or structure, nonconforming buildings or structure---3.2.3a Minimum lot area--3.2.3b minimum lot frontage--3.2.5 maximum lot coverage—3.2.7 minimum lot dimension.

John B. Day, Chairman
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