

**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 March 20, 2008 at 7:00pm in the New Fairfield Senior Center located at 28 Route 39 Heritage Plaza regarding the following applications and appeals.

Application # 01-08: Gibbons, 5 Glen Way, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 20'; 3.2.4b Side setback to 18.5' and 3.2.4c Rear setback to 19' for the purpose of constructing a 2nd story addition and changing the roof line. Zoning District: R-44; Map: 45, Block: 2; Lot: 17 & 18

Continued Application # 02-08: Maplewood Development LLC, 7 Astoria Drive, for variances to zoning regulations, 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 19' and 3.2.4c Rear setback to 36' for the purpose of constructing a new home. Zoning District: R-44; Map: 32, Block: 8; Lot: 3 & 4.

Continued Application # 04-08: Hotchkiss, 65 Lake Drive South, for variances to zoning regulations, 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b Side setback to 17.4' and 3.2.4c Rear setback to 13.75' for the purpose of constructing a one story addition. Zoning District: R-44; Map: 20, Block: 8; Lot: 2.

Continued Application # 05-08: Drew, 8 Lake Shore North, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.4a Front Setback to 22.5' and 3.2.4b Side setback to 18.75' for the purpose of constructing a front porch. Zoning District: R-44, Map: 40, Block: 1, Lot: 1, 2, & 32

Continued Application # 06-08: Amorando, 18 Fieldstone Drive, for variances to zoning regulations; 3.2.3a&b; 3.2.7; 3.2.4b Side setback to 14' 8" for the purpose of constructing a car port. Zoning District: R-44; Map: 27, Block: 3; Lot: 17.

Application # 07-08: Scott, 283 Route 39, 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 10.8'; 3.2.4b Side setback to 19' and 3.2.4c Rear setback to <- 1.7'> {negative} for the purpose of demolishing the existing home and replacing it. Zoning District: R-44, Map: 6, Block: 6, Lot: 3.

Application # 08-08: Thuesen, 14 Bay Drive, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.4c Rear setback to 4' for the purpose of constructing a 2nd floor addition and constructing 3 decks. Zoning District: R-44, Map: 15, Block: 12, Lot: 3-5.

Application # 09-08: Arpaia, 1 Carleon Road, for variances to zoning regulations 3.2.3a&b; 3.2.7; 3.2.4a Front Setback to 36.5';and 3.2.4c Rear setback to 43' for the purpose of constructing a single family home with a rear deck. Zoning District: R-44, Map: 33, Block: 4, Lot: 2.

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
JBD/lb

PUBLISH DATES: March 5, 2008 and March 12, 2008 of the Citizen News