

**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 December 20, 2007 at 7:00pm in the New Fairfield Library regarding the following applications and appeals.

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

Application # 52-07: Oulvey, 30 Lake Drive North, for variances to zoning regulations, 2.4.3a&b; 3.2.3a&b; 2.16D Pergola for the purpose of legalizing pergola. Zoning District: R-44; Map: 15, Block: 6; Lot: 62

Application # 53-07: Mandracchia, 6 Kingsbury Road, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.5, 3.2.7; 3.2.4a Front setback to 20'; 3.2.4b Side setback to 4' for the purpose of constructing an addition and adding a bay window. Zoning District: R-44; Map: 36, Block: 7; Lot: 4.

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 shed dormers and an attached garage. Zoning District: R-44; Map: 33, Block: 3; Lot: 3.

Application # 55-07: Sosnicki, 14 Fox Run, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b Side setback to 12' for the purpose of enclosing an open porch and raising the roof line. Zoning District: R-44; Map: 15; Block: 1; Lot: 150 + 239—

Application # 56-07: Town of New Fairfield, Free Public Library, 2 Brush Hill Road; for variances to zoning regulations 2.4.3a&b, 3.4.3a; and 3.4.4a Front setback to 0'; 3.4.4b Side setback to one half foot, 3.4.4c Rear setback to .0' for the purpose of constructing an addition Zoning District: R-BC; Map: 24; Block: 18; Lots: 5, 2, 3, 4, 114.

Application # 57-07: Bellavin Development, 17 Lillian Avenue for variances to zoning regulations 2.4.3a&b, 3.2.3a, 3.2.7; 3.2.4a Front setback to 21' and 3.2.4c Rear setback to 41' for the purpose of legalizing and varying a previously approved variance. Zoning District: R-44, Map: 34, Block: 19, Lot: 3.

Election of Officers: election of ZBA Chair and Vice Chair.

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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PUBLISH DATES: December 5, 2007 and December 12, 2007 of the Citizen News