

**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 February 15, 2007 at 7:00pm in the New Fairfield Library Community Room located at 2 Brush Hill Road regarding the following applications and appeals.

Continued Application # 58-06: Thoma, 8 Arden Ave, for variances to zoning regulations 2.4.3a&b, 3.2.3a&b, 3.2.7, 3.2.4a Front Setback to 20' for the purpose of constructing a single family home with a side deck. Zoning District: R-44; Map: 34; Block: 18; Lot: 17 & 18

Appeal # 01-07: Boyajian, 3 Milltown Road to appeal a Cease and Desist Order issued on December 5, 2006 regarding a violation of Special Permit # 04-30 One 12" x 24" Double Sided Sign Allowed. Zoning regulations 2.7.3A Permits Required and 2.7.4A Prohibited Signs and Graphics. Zoning District R-44; Map: 27; Block: 1 & 3; Lot: 6 & 75

Application # 02-07: DAngelo, 60 Ball Pond Rd, East for variances to zoning regulations 2.4.3a&b, 3.1.3a&b Minimum Lot Area & Frontage; 3.1.4a Front setback to 50' and 3.1.4c Rear setback to 20' for the purpose of demolishing and rebuilding a larger 1 car garage with storage above. Zoning District: R-88; Map: 22; Block: 6; Lot: 2 & 3

Application # 03-07: Thoma, 31 Merlin Ave, for variances to zoning regulations 2.4.3a&b, 3.2.3a&b, 3.2.7, 3.2.4a Front Setback to 20', and 3.2.4c Rear Setback to 40' for the purpose of changing a previously approved variance to build a single family home with a side deck to a larger single family home with rear deck. Zoning District: R-44, Map: 34, Block: 18, Lot: 9-10.

Application # 04-07: Sokol, 2 High Trail Rd, CI, for variances to zoning regulations 2.4.3a&b, 3.2.3a&b, 3.2.7; 3.2.4c Rear Setback to 22' for the purpose of constructing a two story addition with balconies and loggia. Zoning District: R-44, Map: 15, Block: 3, Lot: 14

Application # 05-07: Arpi, 13 Yale Drive, for variances to zoning regulations 2.4.3a, 3.2.3a, 3.2.7; 3.2.4 a Front setback to 17' and 3.2.4c Rear Setback to 41'4" for the purpose of constructing a deck. Zoning District: R-44, Map: 37, Block: 15, Lot: 14.2 thru 22

Application # 06-07: O'Brien, 14 Candlewood Knolls Rd, for variances to zoning regulations 2.4.3ab, 3.2.3a&b, 3.2.7, 2.4.4 Restoration of Damaged Structures or buildings; 3.2.4 a Front setback to 11' and 3.2.4b (2) Side Setbacks to 5.4' and 9.5' for the purpose of legalizing the reconstruction of their home.
Zoning District: R-44, Map: 20, Block: 11, Lot: 11

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 Day, Chairman

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