

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

**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 Monday March 14, 2011 at 7:00pm in the New Fairfield Community Room located at 31 and 33 Route 39 regarding the following applications and appeals.

Continued Application # 04-11: Pacheco, 15 Sunset Trail, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; 3.2.7; 3.2.6B Side Setback to 5' and a 2nd Side Setback to 13'; 3.2.6C Rear Setback to 7' for the purpose of constructing a detached garage. Zoning District: R-44; Map: 15; Block: 5; Lot: 2 & 55.

Application # 05-11: Denoia, 315 Route 39, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; 3.2.7; Lot Coverage to 25.5%; 3.2.6A Front Setback to 2.9'; 3.2.6B Side Setback to 1.5' and 3.2.6C Rear Setback to 5' for the purpose of constructing a 2nd story addition. Zoning District: R-44; Map: 6, Block: 6; Lot: 16.2 & 16.3.

Application # 06-11: Al-Agha, 64 Lake Drive South, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; and 3.2.6C Rear Setback to 22.26' for the purpose of constructing a new home. Zoning District: R-44 Map: 20, Block: 1; Lot: 27-29.

Application # 07-11: Harrington, 230 Route 39, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; 3.2.6B Side Setback to 15.4'; for the purpose of constructing a 2nd story addition. Zoning District: R-44; Map: 6; Block: 4; Lot: 94.

Application # 08-11: Pearce, 6 Knolls Road, for variances to zoning regulations 7.2.3 A&B; 3.2.5A&B; 3.2.11; and 3.2.6C Rear Setback to 43.5' for the purpose of constructing an addition. Zoning District: R-44; Map: 40; Block: 4; Lot: 49-51.

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 and 3.2.8 Impervious Surface Coverage.

Joe DePaul, Chairman
JDP/lb

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