

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

**MEETING
October 20, 2011**

LEGAL NOTICE AND AGENDA

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on Thursday October 20, 2011 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

Application # 28-11: 21A Woods Road, for variances to zoning regulations 3.0.9C Pergolas Freestanding Pergola Dimensions Maximum Size 10' Wide by 25' Length; 3.0.9D Pergola shall not be considered an accessory building as discussed in Section 3.0.4 Minor Accessory Buildings and Structures; 3.0.9E There shall be no raised platform forming a floor and 3.2.6C Rear Setback to 20' for the purpose of legalizing pergola. Zoning District: R-44; Map: 20; Block: 12; Lot: 20A

Application # 29-11: Glinski, 8 Warwick Road, for variances to zoning regulations 3.2.5A; 3.0.6A Swimming Pools; and 3.2.6B Side Setback to 18.2' for the purpose of legalizing an in ground pool. Zoning District: R-88; Map: 17; Block: 2; Lot: 15

Application # 30-11: Finck, 11 and 7 Holly Drive, for variances to zoning regulations 1.5 General Provisions Applicable to All Districts; 1.5.1 General; 1.5.10 Reduction of Lot Area, Yards or Open Area; 3.1.5A&B Minimum Lot Area Minimum Lot Frontage; 7.1.1.1B1a&b Improved Lots in Validated Subdivision or Recorded Approved Subdivision and Resubdivision for the purpose of a lot line revision. Zoning District for 11 Holly Drive: R-88; Map: 10; Block: 16; Lot: 41-47. Zoning District for 7 Holly Drive: R-88; Map: 10; Block: 16; Lot: 46 & 40.

Application # 31-11: Lynch, 18 Meadoway, for variances to zoning regulations 7.2.3 A, B & E; 3.2.5A & B; 3.2.8; Impervious Surface to 35%; 3.2.6A Front Setback to 28'; 3.2.6B Side Setback to 9' 1" and 3.2.6C Rear Setback to 30' 7" for the purpose of constructing a 2nd story addition, a rear 2 story addition and a screened in porch. Zoning District: R-44; Map: 45; Block: 4; Lot: 20

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

PUBLISH DATES: October 5, 2011 and October 12, 2011 of the Citizen News