

**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 19, 2009 at 7:00pm in the New Fairfield Library regarding the following applications and appeals.

**Continued Application # 02-09:** Hirshfield and Larijani, 13 Candlewood Knolls Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 21.9'; 3.2.4b Two (2) Side setback to 8.6' and 7.3' and 3.2.4c Rear setback to 33' for the purpose of raising the roofline, enclosing the front porch with a 2 story addition, construct decks on side and rear of home and constructing a 2 story conservatory with decks. Zoning District: R-44; Map: 40, Block: 1; Lot: 17-18.

**Application # 04-09:** Maguire, 8 Woods Road, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b side setback to 7' 9" and 3.2.4c Rear setback to 11' 6" for the purpose of constructing a 2<sup>nd</sup> story addition. Zoning District: R-44; Map: 45, Block: 2; Lot: 9 & 19.

**Application # 05-09:** Stone, 11 West View Trails, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setbacks to 32' a for the purpose of replacing a concrete steps with a larger deck. Zoning District: R-44; Map: 27, Block: 3; Lot: 98.

**Application # 06-09:** Furphy, 10 Inglenook Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a; and 3.2.4a Front Setback to 18' for the purpose of constructing a portico with stairs. Zoning District: R-44; Map: 41, Block: 5; Lot: 8 – 11.

**Application # 07-09:** Peczeniuk, 27 Shortwoods Road, for variances to zoning regulations: 2.4.3a; and 3.1.4c Rear Setback to 48' 7" for the purpose of legalizing an in ground pool. Zoning District: R-88; Map: 19, Block: 15; Lot: 37

**Application # 08-09:** Huben, 25 Knollcrest Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b Side setback to 17' and 3.2.4c Rear Setback to 29' for the purpose of constructing a 2<sup>nd</sup> story addition with a deck. Zoning District: R-44; Map: 10, Block: 3; Lot: 99.

**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

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