

**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 January 22, 2009 at 7:00pm in the New Fairfield Library regarding the following applications and appeals.

Continued Application # 56-08: Gerrity, 7 Whitney Drive, for variances to zoning regulations; 3.2.3a; 2.4.2 Nonconforming Use of Land; 2.4.4 Restoration of Damaged Structures or Buildings; and 3.2.4c Rear setback to 10' for the purpose of reconstructing a house. Zoning District: R-44; Map: 36, Block: 10; Lot: 5.

Application # 01-09: Ball Pond LLC, 66 Ball Pond Road East, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.1.4a Two Front setbacks to 26.3' and 12.8' and 3.1.4c Rear setback to 9.5' for the purpose of reconstructing a house and changing the roofline. Zoning District: R-88; Map: 22, Block: 7; Lot: 7.2.

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 # 03-09: Carley, 60 Woodcreek Road, for variances to zoning regulations, 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 13' 3"; and 3.2.4b Two (2) Side setbacks to 14' and 13.8' for the purpose of reconstructing a new 2 story home north of the existing home with side and rear decks. Zoning District: R-44; Map: 20, Block: 12; Lot: 2.

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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