

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

**SPECIAL 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 Wednesday June 17, 2009 at 7:00pm in the New Fairfield Free Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Appeal # 12-09:** Gibbons, 5 Glen Way, to appeal a Verification of Non-Compliance issued by the Zoning Enforcement Officer Zoning District: R-44; Map: 45, Block: 2; Lot: 17 & 18

**Continued Application # 14-09:** Dardia, 56 Lavelle Ave, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.5; 3.2.7; 3.2.4b Two (2) Side setbacks to 6.5' and 15' and 3.2.4c Rear setback to 40' for the purpose of legalizing and enclosing a deck. Zoning District: R-44; Map: 2, Block: 6; Lot: 8.

**Continued Application # 15-09:** Reilly, 8 Muller Street, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b 3.2.7; 3.2.4a Front setback to 14'; and 3.2.4b side setback to 15' for the purpose of revising a previously approved Variance to construct a single family home Zoning District: R-44; Map: 32, Block: 4; Lot: 5.

**Continued Application # 17-09:** Scalera, 1 Glen Holly Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Two (2) Front Setbacks to 7' 5" and 18' 1" and 3.2.4c Two (2) Rear setbacks to 35' 6" and 36' for the purpose of constructing a 2<sup>nd</sup> story addition and expand and partially cover the existing deck and constructing a landing. Zoning District: R-44; Map: 39, Block: 7; Lot: 11-16.

**Application # 19-09:** DeFeo as Trustee, 19 Crestway, for variances to zoning regulations: 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 28' and 3.2.4c Rear Setback to 39' for the purpose of constructing a single family residence. Zoning District: R-44; Map: 10, Block: 3; Lot: 46-47.1.

**Application # 20-09:** Ellison, 33 Knollcrest Road, for variances to zoning regulations: 2.4.3a&b; 3.2.3a; 3.2.7; 3.2.4b Side setback to 17.5' and 3.2.4c Rear setback to 38' for the purpose of revising a previously approved variance. Zoning District: R-44; Map: 10, Block: 3; Lot: 91.

**Application # 21-09:** Town of New Fairfield, 31 and 33 Route 37, for variances to zoning regulation 2.7.6 F1 Freestanding Sign for the purpose of erecting a

sign. Zoning District for 31 Route 37: R-88; Map: 19; Block: 16; Lot: 1. Zoning District for 33 Route 37: R-88; Map: 24, Block: 18; Lot: 10

**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

**PUBLISH DATES: June 3, 2009 and June 10, 2009 of the Citizen News**