

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

**SPECIAL MEETING  
AGENDA AND LEGAL NOTICE**

"NOTE: The regular Zoning Board of Appeals meeting scheduled for Thursday, October 15, 2009 has been **rescheduled** to Wednesday, October 14, 2009.

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on **Wednesday October 14, 2009** at 7:00pm in the New Fairfield Free Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Revision to Application # 15-09:** Reilly, 8 Muller Street, for the purpose of revising a previously approved Variance that showed the incorrect Zoning District as R-44; Map: 32, Block: 4; Lot: 5. The correct Zoning District is R-44; Map: 31, Block: 4; Lot: 10.

**Continued Application # 26-09:** Wilmot, 4 Hardscrabble Road, for variances to zoning regulations: 2.16 Swimming Pools; for the purpose of constructing an in ground pool in the front yard. Zoning District: R-88; Map: 4; Block: 3; Lot: 5.

**Application # 27-09:** McGrath, 99 Pine Hill Road, for variances to zoning regulations: 2.4.3a&b; 3.1.7 Minimum lot dimension; and 3.1.4a Front setback to 57.6' for the purpose of constructing a one car garage. Zoning District: R-88; Map: 9; Block: 1; Lot: 6.1.

**Application # 28-09:** Kavanagh, 22 Lake Shore North, for variances to zoning regulations: 2.4.3a, b, & e; 3.2.3a; and 3.2.4b Side setback to 13' 3" for the purpose of raising the garage roofline. Zoning District: R-44; Map: 40; Block: 2; Lot: 4-8.

**Application # 29-09:** Scott, 283 Route 39, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.5; 3.2.4a Front Setback to 10.8'; 3.2.4b Side setback to 19' and 3.2.4c Rear setback to <- 1.7'> {negative} for the purpose of revising a previously approved variance and adding a bay window and a chimney with a built in gas grill with a roof. Zoning District: R-44, Map: 6, Block: 6, Lot: 3

**Application # 30-09:** Mitchell, 1A Walnut Ridge, for variances to zoning regulations; 2.16A (1) Private Swimming Pools; and 3.1.4a Front setback to 20' for the purpose of constructing a swimming pool. Zoning District: R-88; Map: 19, Block: 15; Lot: 4.

**Application # 31-09:** Murphy, 40 Lake Drive South, for variances to zoning regulations; 2.4.3a&b; 3.2.3a; 3.2.7; 3.2.4a Front setback to 26' and 3.2.4c rear setback to 15' for the purpose of constructing a front and rear additions and a rear deck. Zoning District: R-44; Map: 20, Block: 1; Lot: 49-51.

**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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