

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

REGULAR 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 Thursday July 17, 2008 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

Application # 26-08: Smith, 14 Pondfield Road, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b Side Setback to 16' for the purpose of screening in an existing deck. Zoning District: R-44, Map: 28, Block: 9, Lot: 21.

Application # 27-08: Salzo, 25 Williams Road, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4c Rear Setback to 40' for the purpose of constructing an above ground pool. Zoning District: R-44, Map: 23, Block: 8, Lot: 32.

Application # 28-08: Basilone, 15 Ball Pond Road East, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b Side Setback to 1' 9" for the purpose of demolishing the existing garage and replacing it with a larger garage with a 2nd story and outside stairs. Zoning District: R-44, Map: 22, Block: 5, Lot: 3.

Application # 29-08: Rail, 37 Lakeshore Drive North, for variances to zoning regulations, 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 18'; 3.2.4b Both Side setbacks to 10' and 3.2.4c Rear setback to 28' for the purpose of raising the roofline, enlarging the rear deck and constructing a covered front porch. Zoning District: R-44; Map: 40, Block: 6; Lot: 52 - 54

Application # 30-08: Coccozza, 20 Erin Drive, for variances to zoning regulations, 2.4.3a&b; 3.2.3a&b; 3.1.4b Side setback to 18' for the purpose of constructing a 2nd story and an addition. Zoning District: R-88; Map: 23, Block: 14; Lot: 13.

Application # 31-08: Rhodes, 35 Bogus Hill Road, for variances to zoning regulations 3.2.3b; 3.2.7; 3.2.4b Side setback to 16' for the purpose of constructing a 2-story addition. Zoning District: R-44, Map: 7; Block: 2, Lot: 1.4.

Application # 32-08: Gregory, 4 Hillview Drive, for variances to zoning regulations; 2.4.3a&b; 3.2.3a; 3.2.4c Rear setback to 22.8' for the purpose of constructing a cat walk and rear deck with stairs to grade. Zoning District: R-44; Map: 32, Block: 9; Lot: 14 - 15.

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: July 2, 2008 and July 9, 2008 of the Citizen News