

**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 June 19, 2008 at 7:00pm in the New Fairfield Library regarding the following applications and appeals.

Continued Application # 13-08: Rhodes, 35 Bogus Hill Road, for variances to zoning regulations 3.2.3b; 3.2.7; 3.2.4b Side setback to 8.5' for the purpose of constructing a 2-story addition. Zoning District: R-44, Map: 7; Block: 2, Lot: 1.4.

Application # 18-08: Graiff as Trustees, 52 Bogus Hill Road, for variances to zoning regulations 2.2 Definitions—Use; and 3.1.1c Uses Permitted as of Right; Private Detached Motor Vehicle Garage for the purpose of varying a previously approved variance to allowed use allowed under Garage, Private. Zoning District: R-44, Map: 11, Block: 2, Lot: 33 + 34.2

Application # 19-08: Smyth, 11 Titicus Mountain Road, for variances to zoning regulations, 3.1.4a Front Setback to 69' for the purpose of constructing a portico Zoning District: R-88; Map: 22, Block: 10; Lot: 1

Application # 20-08: Mead, 80 Lake Drive South, for variances to zoning regulations, 2.4.3a&b; 3.2.3a; 3.2.4b Side setback to 19.7' and 3.2.4c Rear setback to 35' for the purpose of constructing an addition to the garage. Zoning District: R-44; Map: 20, Block: 1; Lot: 12 –14 {67-69}.

Application # 21-08: Schiff, 3 Coves End, for variances to zoning regulations 2.4.3a&b; 3.2.3a; 3.2.4a Front Setback to 23.3' for the purpose of extending the 2nd floor. Zoning District: R-44, Map: 15, Block: 9, Lot: 8 + 9

Application # 22-08: Harrington, 230 Route 39, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 32'; 3.2.4b Side setback to 10.4' for the purpose of legalizing and extending an existing deck with stairs to grade. Zoning District: R-44; Map: 6, Block: 4; Lot: 94.

Application # 23-08: Watson, 18 Sunset Drive, for variances to zoning regulations: 2.4.3a&b; 3.2.3a; 3.2.4c Rear setback to 20'; for the purpose of rebuilding and enlarging an existing rear deck. Zoning District: R-44; Map: 11, Block: 2; Lot: 7.

Application # 24-08: Rzasa, 9 Calverton Road, for variances to zoning regulations 2.3.1d2 Nonconforming Lots—Developed Lots front yard setback to 23.3' for the purpose of replacing and enlarging an existing deck including a reverse gable roof over a portion of the deck. Zoning District: R-44, Map: 36, Block: 16, Lot: 2.

Application # 25-08: Town of New Fairfield, 54 Gillotti Road, for variances to zoning regulations 3.1.1 Uses Permitted as of Right; 3.1.2 Special Permit Uses for the purpose of constructing a full service credit union in the high school Zoning District: R-88, Map: 23, Block: 16, Lot: 11.

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 4, 2008 and June 11, 2008 of the Citizen News