

**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 November 20, 2008 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Application # 40-08:** Ross, 108 Lake Drive South, for variances to zoning regulations: 2.4.3a&b; 3.2.3a; 3.2.4b Side setback to 6' and a Rear setback to 20' for the purpose of enlarging a previously approved Variance to construct a two-car garage. Zoning District: R-44, Map: 20, Block: 7, Lot: 6

**Application # 50-08:** Creamer, 164 Pine Hill Road, for variances to zoning regulations: 2.4.2a Nonconforming Use of Land; 3.2.3a&b; and 3.1.4c Rear setback to 16'; for the purpose of constructing an in ground pool. Zoning District: R-88; Map: 9, Block: 2; Lot: 10

**Application # 51-08:** O'Neill, 1 Lancaster Road, for variances to zoning regulations; 3.2.3a&b; and 3.2.4c Rear setback to 27' 5" for the purpose of reconstructing and enlarging an existing deck. Zoning District: R-44; Map: 36, Block: 7; Lot: 9 & 10.

**Application # 52-08:** Twin Hills LLC, 17 Madeline Drive Lot # 13, for variances to zoning regulations: 2.2 Access Ways for the purpose of constructing a 3<sup>rd</sup> house on an access way. Zoning District: R-88, Map: 28, Block: 1, Lot: 46.

**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.

**2009 Meeting Dates and Application Deadline Dates**

John B. Day, Chairman  
JBD/lb

**PUBLISH DATES: November 5, 2008 and November 12, 2008 of the Citizen News**