

**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 October 16, 2008 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

Continued Application # 33-08: Lynch, 31 Merlin Avenue, for variances to zoning regulations: 3.2.4c Rear setback to 36'; for the purpose of revising a twice previously revised variance for the purpose of enlarging a 3' x 3' landing to a rear deck and legalizing the lower deck. Zoning District: R-44; Map: 34, Block: 18; Lot: 9 & 10

Continued Application # 38-08: Lane, 1 Meeting House Hill Circle for variances to zoning regulations; 2.3.1d2 Nonconforming Lots—Developed Lots side yard setback to 11.5' and rear yard setback to 4.5' for the purpose of legalizing an above ground pool and deck. Zoning District: R-44; Map: 23, Block: 9; Lot: 21.

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' 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 # 45-08: Bush, 42 Sunset Trail, for variances to zoning regulations: 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front Setback to 34' 6" for the purpose of legalizing a deck with a landing and stairs to grade. Zoning District: R-44, Map: 15, Block: 6, Lot: 6.

Application # 46-08: Smyth, 7 Glen Drive, for variances to zoning regulations: 2.4.3a&b; 3.2.3a 3.2.4c Rear setback to 18'; for the purpose of constructing an above ground pool. Zoning District: R-44; Map: 24, Block: 12; Lot: 37

Application # 47-08: Slattery, 24 Fair Lane, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.4a Front Setback to 23' and 3.2.4c and two Rear Setbacks to 30' and 11.5' for the purpose of demolishing the existing home and rebuilding a new house. Zoning District: R-44, Map: 44, Block: 6, Lot: 19.

Application # 48-08: Nieves, 6B Rock Ridge Court, for variances to zoning regulations: 3.1.4c Rear Setback to 24' for the purpose of constructing an in ground pool. Zoning District: R-88, Map: 14, Block: 1, Lot: 15B (26T)

Application # 49-08: Scheer, 15 Meadow Way for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.5; 3.2.7; 3.2.4a Front Setback to 20' 7"; 3.2.4b Both Side Setbacks to 9' and 7' 5" and 3.2.4c Rear Setback to 42' 5" for the purpose of constructing two additions and stairs to grade. Zoning District: R-44; Map: 45; Block: 3; Lot: 9

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: October 1, 2008 and October 8, 2008 of the Citizen News