

**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 September 18, 2008 at 7:00pm in the New Fairfield Public Library located at 2 Brush Hill Road regarding the following applications and appeals.

Continued 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.

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

Application # 39-08: Kaye, 1 Overlook Road, for variances to zoning regulations; 2.4.3a&b; 3.2.3a; 3.2.4c Rear Setback to 40' for the purpose of squaring off the corners and constructing a roof over the existing deck. Zoning District: R-44, Map: 45, Block: 4, Lot: 2 & 3.

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 # 41-08: Roberti, 26 East Lake Road, for variances to zoning regulations 2.16A (1) Swimming Pools; for the purpose of varying a previously approved Variance to construct an in ground swimming pool. Zoning District: R-88; Map: 28; Block: 1; Lot: 29

Application # 42-08: Candlewood Knolls Inc, 1 Camp Arden Road; for variances to zoning regulations; 3..1.1A Uses Permitted as of Right Single Family Dwelling and 2.19.10 Accessory Building(s), for the purpose of constructing a

shed to house gauges and water meters. Zoning District: R-44, Map: 19, Block: 5, Lot: 11.

Application # 43-08: Fichera, 1 Candlewood Knolls Road, for variances to zoning regulations; 2.4.3a&b; 3.2.3a; 3.2.4a Front Setback to 10' 8" for the purpose of constructing an addition. Zoning District: R-44, Map: 40, Block: 1, Lot: 36

Application # 44-08: Schiff, 3 Coves End, for variances to zoning regulations 2.16.A Swimming Pools for the purpose of constructing an in ground pool. Zoning District: R-44, Map: 15, Block: 9, Lot: 8 + 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: September 3, 2008 and September 10, 2008 of the Citizen News