

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

**SPECIAL MEETING**

**AGENDA AND LEGAL NOTICE**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a Special Meeting and public hearing followed by a business session on Thursday April 24, 2008 at 7:00pm in the New Fairfield Library regarding the following applications and appeals.

**Application # 10-08:** Farney, 8 Cecelia Lane, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4c Rear setback to 2.5' for the purpose of constructing a gable roofed deck with stairs to grade. Zoning District: R-44, Map: 10, Block: 8, Lot: 14.

**Application # 11-08:** Keith, 36 Lake Drive South, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4c Rear setback to 48' for the purpose of constructing a 2<sup>nd</sup> story addition with an overhang. Zoning District: R-44, Map: 20, Block: 1, Lot: 54.

**Application # 12-08:** Willis, 130 Route 37, for variances to zoning regulations 3.3.4; Bulk and Area Requirements as of Right; 3.3.7 (a) (1) Landscaping Requirements; 3.3.5a (2); Special Permit Criteria; and 3.3.10 Adaptive Reuse for the purpose of changing Zoning Districts from R-88 to NB. Zoning District: R-88, Map: 19, Block: 15, Lot: 18.2.

**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 # 14-08:** Town of New Fairfield, 31 and 33 Route 37 for variances to zoning regulations 2.4.3a&b; 3.1.4a Front setback to 41' for the purpose of constructing a senior center/municipal building. Zoning District: R-88, Map: 24, Block: 18, Lot: 10.

**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

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