

**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 August 21, 2008 at 7:00pm in the New Fairfield Senior Center located at 28 Route 39 Heritage Plaza 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.

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 constructing, legalizing and/or enlarging decks. Zoning District: R-44; Map: 34, Block: 18; Lot: 9 & 10.

Application # 34-08: Kraska, 34 Windmill Road, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 29' for the purpose of constructing a 2nd story addition and a front porch. Zoning District: R-44, Map: 10, Block: 1, Lot: 18 – 19

Application # 35-08: Reuther, 26 Fulton Drive, for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.4a Front Setback to 20' for the purpose of raising a portion of the roofline. Zoning District: R-44, Map: 36, Block: 6, Lot: 5 + 6.

Application # 36-08: Ross, 29 Lake Shore North; for variances to zoning regulations; 3.2.5, and 3.2.4b; (2) Side setbacks to 16' and 17' for the purpose of modifying a previously approved Variance and adding a rear deck. Zoning District: R-44, Map: 40, Block: 6, Lot: 30 & 31.

Application # 37-08: Healy, 12 Cedar Lane and 9 Fair Lane for variances to zoning regulations; 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front Setback to 24' 1" and 3.2.4c Rear Setback to 35' 9" for the purpose of demolishing the existing house, replacing it and enlarging the deck. 12 Cedar Lane Zoning District: R-44, Map:

44, Block: 7, Lot: 32 & 33. 9 Fair Lane Zoning District: R-44, Map: 44; Block:
7 Lot: 7

Application # 38-08: Lane, 1 Meeting House Hill Circle for variances to zoning regulations; 3.2.3.1d2 nonconforming Lots—Developed Lots 3.2.4b Side setback to 12' 10" and 3.2.4c Rear setback to 18' for the purpose of legalizing an above ground pool and deck. Zoning District: R-44; Map: 32, Block: 9; Lot: 14 - 15.

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: August 6, 2008 and August 13, 2008 of the Citizen News