

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

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 16, 2007 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

Continued Application # 24-07: Drew, 8 Lake Shore North, for variances to zoning regulations. 2.4.3a&b; 3.2.3a&b; 3.2.4a Front Setback to 38' and 3.2.4c Rear setback to 40' for the purpose of enlarging the rear shed dormer to a full shed dormer. Zoning District: R-44, Map: 40, Block: 1, Lot: 1, 2, & 32

Application # 26-07: Podlaha, 20 Sweetcake Mountain Road, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4b Side setback to 19'; for the purpose of legalizing a garage. Zoning District: R-44, Map: 19, Block: 12A, Lot: 5.

Application # 27-07: Aragones, 140 Ball Pond Road, for variances to zoning regulations 2.4.3a&b, 3.2.3a&b; 3.2.7; 3.2.4b Side setback to 10' for the purpose of removing the existing patio and replacing it with a deck. Zoning District: R44; Map: 31; Block: 7; Lot: 1 & 2.

Application # 28-07: Imbro, 4 Eastview Drive, for variances to zoning regulations 2.4.3a&b, 3.2.3a 3, 2.4c Rear setback to 17.5' for the purpose of legalizing a deck with a roof and 2 open decks. Zoning District: R-44, Map: 24, Block: 15A, Lot: 1.

Application # 29-07: Town of New Fairfield Free Public Library, 2 Brush Hill Road for variances to zoning regulations 2.4.3a&b; 3.4.3a Minimum Lot Area; 3.4.5 Maximum Lot Coverage; 3.4.4a Front setback to 0' and 3.4.4b side setback to ½' for the purpose of constructing 2 additions and a front vestibule. Zoning District: BC, Map: 24, Block: 18, Lot: 5

Application # 30-07: Heller, 333 Route 39 Whaley Road, for variance to zoning regulations 2.4.3a&b, 3.2.4b (2) side setbacks to 17.5' and 10.5' and 3.2.4c Rear setback to 26' for the purpose of extending and legalizing a deck. Zoning District: R-44, Map: 6, Block: 5, Lot: 2 (4)

Application # 31-07: Wright, 3 Fulton Drive, for variances to zoning regulations 2.4.3a&b, 3.2.3a&b; 3.2.7; 3.2.4b (2) side setbacks to 9' 9" and 14' 6" for the

purpose of raising their roofline. Zoning District: R-44, Map: 35, Block: 19, Lot: 3+6.

Application # 32-07: Taylor, 7 Lamont Road, for variances to zoning regulations 2.4.3a&b; 3.2.3a Front setback to 27' and 3.2.4b side setback to 15' for the purpose of constructing a single family home. Zoning District: R-44, Map: 36, Block: 10, Lot: 16

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 Day, Chairman
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PUBLISH DATES: August 1, 2007 and August 8, 2007 of the Citizen News