

**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 May 17, 2007 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Continued Application # 11-07:** Garvey, 24 Knolls Road for variances to zoning regulations 2.4.3a&b, 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 7.9'; 3.2.4b Side setback to 9.8' and 3.2.4c Rear setback to 44.2' for the purpose of constructing a garage and an addition. Zoning District: R44; Map: 40; Block: 4; Lot: 32-34.

**Continued Application # 16-07:** Smalley, 38 Lake Drive South for variances to zoning regulations 2.4.3a&b, 3.2.3a; 3.2.4b Side setback to 6' and 3.2.4c Rear setback to 26' for the purpose of raising and changing the roof line and constructing a screened in deck and a rear deck. Zoning District: R-44, Map: 20, Block: 1, Lot: 52-53.

**Application # 17-07:** Brown, 1 Bay Drive for variances to zoning regulations 3.2.4c Rear setback to 28' for the purpose of constructing an in ground pool. Zoning District: R-44, Map: 15, Block: 12, Lot: 12 - 15.

**Application # 18-07:** Aylesworth, 147 Short Woods Road, for variances to zoning regulations 2.19.10 Accessory Buildings. Zoning District: R-88, Map: 10, Block: 19, Lot: 21

**Application # 19-07:** Maplewood Development LLC, 15 Peralta Street, for variances to zoning regulations 2.4.3a&b, 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 23', and 3.2.4c Rear setback to 23' for the purpose of constructing a single family home with deck. Zoning District: R-44, Map: 32, Block: 7, Lot: 1 + 7.

**Application # 20-07:** New Fairfield Board of Education, 54 Gillotti Road for variances to zoning regulations 2.7.8a Illumination of permitted signs, buildings and structures for the purpose of modifying the existing lighted sign to a moving digital sign. Zoning District: R-88, Map: 23, Block: 16, Lot: 11.

**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: May 2, 2007 and May 9, 2007 of the Citizen News**