

**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 October 18, 2007 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

Continued Application # 34-07: Murrin and Welsh, 17 Fieldstone Drive; for variances to zoning regulations 2.4.3a&b; 3.2.3a; and 3.2.4c Rear setback to 8' for the purpose of constructing an above ground pool and enlarging and legalizing a rear deck. Zoning District: R-44, Map: 27, Block: 3, Lot: 15

Continued Application # 35-07: Thoma, 31 Merlin Ave; for variances to zoning regulations 2.4.3a&b, and 3.2.4c Rear Setback to 45' 10" for the purpose of changing a twice previously approved variance to legalize a rear deck and balcony. Zoning District: R-44; Map: 34; Block: 18; Lot: 9-10.

Continued Application # 37-07: Riggs, 1 Saddle Ridge Road; for variances to zoning regulations 3.2.4b Side setback to 15' 8" for the purpose of constructing a utility room. Zoning District: R-44, Map: 27, Block: 3, Lot: 80.56.

Application # 40-07: Vigliano, 19 Hilldale Road, for variances to zoning regulations 3.2.1 Uses Permitted as of Right; and 3.2.4a Front setback to 16' for the purpose of constructing two solar arrays. Zoning District: R-44; Map: 44; Block: 5; Lot: 15 & 16

Application # 41-07: Bolmer, 3 Bogus Hill Road, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3 2.4a Front setback to 27.6'; 3.2.4b' (2) Side setbacks to 8' and 6' for the purpose of constructing a single family home. Zoning District: R-44; Map: 6, Block: 4; Lot: 98 & 99

Application # 42-07: Howard, 57 Lake Drive South, for variances to zoning regulations 2.4.3a&b; 3.2.3a; 3.2.4b Side setback to 15'; 3.2.4c Rear setback to 18.7' for the purpose of constructing a heated sunroom, extending a deck, and raising the roofline. Zoning District: R-44; Map: 20, Block: 8; Lot: 7 & 8.

Application # 43-07: Hyland, 5 Overlook Road, for variances to zoning regulations 2.4.3a&b; 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 27' 9"; 3.2.4b Side setback to 8' 8" and 3.2.4c Rear setback to 47' for the purpose of constructing a

covered porch, a front addition and raising the roofline. Zoning District: R-44;
Map: 45, Block: 4; Lot: 6.

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
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