

**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 September 20, 2007 at 7:00pm in the New Fairfield Senior Center located at 28 Route 39 in the Heritage Plaza regarding the following applications and appeals.

**Continued 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; 2.8.10 (13) Parking; 3.4.4a Front setback to 0', 3.4.4b side setback to ½' and 3.4.4c rear setback to 0' for the purpose of constructing 2 additions and a front vestibule. Zoning District: BC, Map: 24, Block: 18, Lot: 5

**Application # 33-07:** Roberti, 26 East Lake Road, for variances to zoning regulations 2.16A (1) Swimming Pools; 3.1.4a Front Setback to 40' for the purpose of constructing an in ground pool. Zoning District: R-88; Map: 28; Block: 1; Lot: 29

**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

**Application # 35-07:** Thoma, 31 Merlin Ave, for variances to zoning regulations 2.4.3a&b, and 3.2.4c Rear Setback to 46' 2" 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.

**Application # 36-07:** King, 4 Charcoal Ridge Road East, for variances to zoning regulations: 2.4.3a&b; 3.2.3a; and 3.2.4c Rear setback to 22.6' for the purpose of constructing an inground pool and replacing the enclosed porch with a larger deck. Zoning District: R-44, Map: 24, Block: 11, Lot: 5

**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 # 38-07:** Betancourt, 81 Ball Pond Road, for variances to zoning regulations 2.4.3a&b, 3.2.3a; 3.2.4c Rear setback to 34' for the purpose of constructing a deck. Zoning District: R-44; Map: 34; Block: 10; Lot: 2.2-4

**Application # 39-07:** Wagenheim, 1 Partridge Lane, for variances to zoning regulations 3 2.4a Front setback to 1' for the purpose of constructing a detached 2 car garage. Zoning District: R-44; Map: 20, Block: 4; Lot: 93 – 95 + 111.

**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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**PUBLISH DATES: Sept 5, 2007 and Sept 12, 2007 of the Citizen News**