

**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 April 19, 2007 at 7:00pm in the New Fairfield Library located at 2 Brush Hill Road regarding the following applications and appeals.

**Appeal # 01-07:** Boyajian, 3 Milltown Road to appeal a Cease and Desist Order issued on December 5, 2006 regarding a violation of Special Permit # 04-30 One 12" x 24" Double Sided Sign Allowed. Zoning regulations 2.7.3A Permits Required and 2.7.4A Prohibited Signs and Graphics. Zoning District R-44; Map: 27; Block: 1 & 3; Lot: 6 & 75.

**Application # 10-07:** Falsetti, 3 Valerie Lane, for variances to zoning regulations 3.2.4b Side Setback to 6' 9" for the purpose of constructing a 2-bay detached garage with storage above. Zoning District: R-44, Map: 24, Block: 15A, Lot: 8.

**Application # 11-07:** Garvey, 24 Knolls Rd, 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 an addition. Zoning District: R44; Map: 40; Block: 4; Lot: 32-34

**Application # 12-07:** Panettieri, 15 Flak Lane for variances to zoning regulations 2.4.3a&b, 3.2.3a&b; 3.2.7; and 3.2.4b Side setback to 13' 6" for the purpose of constructing a 2<sup>nd</sup> story addition and legalizing a deck. Zoning District: R-44, Map: 2, Block: 1, Lot: 1.

**Application # 13-07:** Mahoney, 3 Almargo Ave for variances to zoning regulations 2.4.3a&b, 3.2.3a&b; 3.2.7; 3.2.4a Front setback to 39', 3.2.4b Side setback to 10' and 3.2.4c Rear setback to 24' for the purpose of changing the roof line. Zoning District: R-44, Map: 40, Block: 2, Lot: 11-13.

**Application # 14-07:** Disarro, 1 Oswego Road for variances to zoning regulations 2.4.3a&b, 3.2.3a&b; and 3.2.4a Front setback to 20.5' for the purpose of constructing an addition. Zoning District: R-44, Map: 32, Block: 6, Lot: 36 + 47.

**Application # 15-07:** DaSilva, 11 Hewlett Road for variances to zoning regulations 2.4.3a&b, 3.2.3a; 3.2.4c Rear setback to 22' for the purpose of

constructing a 2<sup>nd</sup> story addition. Zoning District: R-44, Map: 38, Block: 5, Lot: 4

**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.

**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: April 4, 2007 and April 11, 2007 of the Citizen News**