

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, January 2, 2014 at 3:00 p.m., in the First Floor Conference Room of the John J. Sullivan Independence Hall, 725 Old Post Road. **THE APPLICANT AND/OR AGENT'S PRESENCE IS REQUIRED.** Deliberations and vote will commence following the Public Hearing. A Preliminary Executive Session will be conducted at 2:45 p.m.

This Notice of Public Hearing will be published in the *Fairfield Citizen-News* on the following dates:

December 20, 2013 and December 27, 2013



CONTINUED DOCKET:

14 (a) 57 Lindbergh Street, Map 231, Parcel 331 South. Petition of John J. Fodor for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 6,000 square feet, proposing 5,228 square feet and to reduce the minimum required lot square from 60 feet, proposing 54 square feet, and section 5.2.1 to reduce the minimum lot frontage from 60 feet, proposing 59.5 feet. Permission to create a single family building lot. Premises: B Zone

14 (b) 57 Lindbergh Street, Map 231, Parcel 330 North. Petition of John J. Fodor for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 9,375 square feet, proposing 8,148 square feet and to reduce the minimum required lot square from 75 feet, proposing 56 square feet, and Section 5.2.1 to reduce the lot frontage from 75 feet, proposing 56 feet and Section 5.2.4 to reduce the street line setback from 30 feet, proposing 23 feet. Permission to create a single family building lot. Premises: A Zone

14 (c) 62 Lindbergh Court, Map 231, Parcel 329. Petition of John J. Fodor for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 9,375 square feet, currently 9,715 square feet, proposing 8,151square feet. Permission to realignment of property lines to create an additional single family building lot. Premises: A Zone

4. 172 John Street, Map 241, Parcel 220. Petition of Nine Twenty Seven Group, LLC for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 25 feet, currently 20.6 feet to the house and 16.2 feet covered porch, proposing 20.6 feet to the house and 16.2 feet to covered porch and Section 28.6.6 to reduce the required off street parking from 23 spaces, proposing 20 spaces. Permission to construct a 1st and 2nd floor additions for office space. Premises: DCD Zone

12. 50 Oyster Road, Map 139, Parcel 203-C. Petition of Geraldine Anderson for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.8%, proposing 25.1% and to increase the maximum total floor area from 40%, currently 34.7%, proposing 46.7%. Permission to construct a new 2 ½ story elevated FEMA compliant single family dwelling. Premises: A Zone

GENERAL DOCKET:

1. 998 Pequot Avenue, Map 281, Parcel 23. Petition of Timothy Donahue for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 30 feet, proposing 4 feet. Permission to construct a one story one car garage. Premises R-3 Zone
2. 985 Harbor Road, Map 241, Parcel 20. Petition of Town of Fairfield for a variance of the Zoning Regulations; Section 32.5 (c) to permit a floor elevation below the base flood elevation of VE-14. Current first floor elevation is 6.7 feet above sea level. Permission to construct a handicap bathroom destroyed by Hurricane Sandy below the hundred year flood level. Premises: R-3 Zone
3. 305 Woodridge Avenue, Map 74, Parcel 252. Petition of Thomas and John Mc Gillicuddy for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 9.6 feet, proposing 9.6 feet. Permission to construct a dormer to the rear of the dwelling. Premises: R-3 Zone
4. 41 Fairfield Beach Road, Map 138, Parcel 20. Petition of Fairfield Beach Club Inc. for a variance of the Zoning Regulations; Section 32.5 (c) to permit a floor elevation below the base flood elevation of VE-13, current first floor elevation is 9 feet above sea level. Permission to rebuild an existing structure on the same footprint that was destroyed by Hurricane Sandy. Premises: BD Zone
5. 2979 Burr Street, Map 156, Parcel 20. Petition of Stefan and Sadacie Auer for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the minimum required side line setback for an accessory structure from 30 feet, proposing 10 feet. Permission to construct an inground pool. Premises: AAA Zone
6. 10 Robert Court, Map 177, Parcel 129. Petition of 10 Robert Court, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setbacks from 30 feet, currently 45.6 feet, proposing 27.6 feet and from the secondary street line on a corner lot from 22 feet, currently 15.9 feet, proposing 15.9 feet. Permission to construct a new two car two story addition and a second floor addition. Premises: A Zone
7. 236 Lynnbrook Road, Map 33, Parcel 48. Petition of Glenn and Donna Abraham for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 28.4 feet, proposing 27.9 feet. Permission to construct a second floor addition. Premises: A Zone
8. 21-23 Old Dam Road, Map 234, Parcel 188. Petition of Carlo Ciardi and Molly Maloney and Joel and Carol Bronz for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 30.2%, proposing 35.4%. Permission to legitimize an existing deck expansion and construct a new dock ramp destroyed by storm sandy. Premises: BD Zone
9. 541 Kings Highway Cutoff, Map 128, Parcel 124. Petition of The Home Depot for a variance of the Zoning Regulations; Section 28.6.5 to reduce the minimum required total number of off-street parking spaces by three and Section 12.7.6.3 to reduce the rear setback from 10 feet, proposing 5 feet. Permission to establish a stand-alone clean energy fuel cell. Premises: DCD Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK