

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, February 6, 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:

January 24, 2014 and January 31, 2014



GENERAL DOCKET:

1. 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 minimum required street line setback from 25 feet, currently 20.6 feet to the house and 16.2 feet to the open porch, proposing 20.6 feet to the house and 16.2 feet to the open porch. Permission to construct first and second floor additions. Premises DCD Zone
2. 1468 Burr Street, Map 153, Parcel 7. Petition of Barbara Shimei for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear setback for an accessory structure from 50 feet, proposing 11.3 feet. Permission to legitimize a shed greater than 100 square feet in size. Premises: AAA Zone
3. 45 Sherman Street, Map 180, Parcel 32. Petition of Jonathan Passmore for a variance of the Zoning Regulations; Section 12.3.16 to allow residential use to exceed 50% of the total square footage, proposing 51.4%, and section 12.7.6.1 to reduce the street line setback from 10 feet, currently 5.37 feet, proposing 5.37 feet. Permission to construct a two story addition. Premises: CDD Zone
4. 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
5. 872 Hillside Road, Map 173, Parcel 29. Petition of Edward and Ximena Jordan for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 31 feet, proposing 29.5 feet and Section 5.2.4.3 to reduce the street line setback for an accessory structure from 60 feet, proposing 25.5 feet and the side line setback from 30 feet, proposing 10.1 feet and section 5.2.5 to increase the total floor area from 15%, currently 10.9%, proposing 15.7%. Permission to construct an addition to the primary dwelling, a detached garage, and a stand alone generator. Premises: AAA Zone

6. 79 Lloyd Place, Map 47, Parcel 236. Petition of Alessandro Marini 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 and the street line setback from 40 feet, currently 30.5 feet, proposing 30.5 feet. Permission to enclose an existing carport and change the roof pitch to the front of the home. Premises: R-3 Zone
7. 192 Lalley Blvd, Map 182, Parcel 48. Petition of Thomas and Gwendolyn Noto for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 23.2%, proposing 23.3%. Permission to convey a strip of land to the neighbor. Premises: A Zone
8. 739 Valley Road, Map 28, Parcel 260. Petition of Brian and Victoria Seward for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.2%, proposing 23.9%. Permission to construct an addition to the rear of the dwelling. Premises: A Zone
9. 589 Fairfield Beach Road, Map 184, Parcel 4. Petition of Megan McNamara for a variance of the Zoning Regulations; Section 11.1.1 to increase the number of allowable dwellings on one lot From 1, Currently 2, Proposing 2. Permission to demolish one dwelling damaged by storm Sandy and rebuild to the new F.E.M.A. codes. Premises: BD Zone
10. 75 Sherman Court, Map 180, Parcel 40. Petition of Nickolas J and Jennifer M. Leeper for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 11.5 feet, proposing 13.5 feet and the sum of two side line setbacks from 25 feet, currently 17.5 feet, proposing 17.3 feet and section 5.2.5 to increase the lot coverage from 20%, currently 24.8%, proposing 25.4% and the total floor area from 40%, currently 21.7%, proposing 45.8%. Permission to construct a 2 story and 2nd floor additions. Premises: A Zone
11. 520 Fulling Mill Lane, Map 177, Parcel 191A. Petition of Jack Mahoney for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback from 50 feet, proposing 15.7 feet, side line setback from 25 feet, proposing 12.3 feet, and the rear line setback from 40 feet, proposing 3 feet and Section 5.2.5 to increase the maximum lot coverage from 10%, currently 9.3%, proposing 12% and the maximum total floor area from 20%, currently 20.5%, proposing 24.2%. Permission to construct an accessory structure. Premises: AA Zone
- 12(a). 55 Fairfield Woods Road, Map 28, Parcel 511. Petition of Betty Carolan for a variance of the Zoning Regulations; Section 2.7 to reduce the required lot frontage from 75 feet, proposing 40 feet, section 5.1.1 to reduce the minimum lot size from 9,375 square feet, proposing 4,803 square feet and to reduce the minimum lot square from 75 square feet, proposing 40 square feet, and section 5.2.4 to reduce the sum of two side lines from 25 feet, proposing 21.6 feet, and section 5.2.4.3 to reduce the setback for an accessory structure from 4', proposing 2.6 feet and section 5.2.5 to increase the lot coverage from 20%, proposing 24%. Permission to establish an existing single family dwelling. Premises A Zone.
- 12(b). 43 Fairfield Woods Road, Map 28, Parcel 512. Petition of Betty Carolan for a variance of the Zoning Regulations; Section 2.7 to reduce the required lot frontage from 75 feet, proposing 40 feet, Section 5.1.1 to reduce the minimum lot size from 9,375 square feet, proposing 5,011 square feet and to reduce the minimum lot square from 75 square feet, proposing 40 square feet, and section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, proposing 17 feet. Permission to establish a single family building lot. Premises A Zone
13. 1530 Post Road, Map 180, Parcel 251. Petition of DM Acquisitions, LLC for a variance of the Zoning Regulations; Section 29.10.1 to increase the maximum allowable size of a wall sign per side of building from 72 square feet, proposing 331.5 square feet and from 72 square feet, proposing 231 square feet. Permission to establish a wall sign on the side and front of the building. Premises CDD Zone.

14. 2070 Post Road, Map 231, Parcel 378. Petition of PFS Associates for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setbacks from 25 feet, currently 1 foot, proposing 0 feet. Permission to convert a pergola into a covered entry. Premises DCD Zone.

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK