

TOWN OF FAIRFIELD

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, April 3, 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:

March 21, 2014 and March 28, 2014



1. 85 Lalley Boulevard, Map 182, Parcel 9. Petition of Joseph Salvioli for a variance of the Zoning Regulations; section 5.2.4 to reduce the minimum required sum of the side setbacks from the two side property lines from 25 feet, currently 21.4 feet, proposing 16.5 feet. Permission to construct a new single family dwelling. Premises A Zone
2. 80 Hunyadi Avenue, Map 79, Parcel 685. Petition of Manu and Eda Krishnan for a variance of the zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 30%, currently 34.3%. Permission to legitimize a twenty one year old construction error. Premises B Zone
3. 1135 Mine Hill Road, Map 171, Parcel 18. Petition of Dennis and Claire Nicotra for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required rear property line setback from 50 feet, currently 82.7 feet, proposing 25.2 feet. Permission to construct a rear garage addition. Premises AAA Zone
4. 6 Catherine Street, Map 182 Parcel 717. Petition of 6 Catherine Street, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet currently 29.7 feet, proposing 29.7 feet. Permission to construct a second floor addition. Premises: A Zone
5. 221 South Benson Road, Map 139, Parcel 329. Petition of Karla Ray and Michael Denamur for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 33.5%, proposing 32.9% and to increase the maximum total floor area from 40%, currently 44.5%, proposing 46.4% and Section 5.2.4 to reduce the rear property line setback from 30 feet, currently 28.7 feet, proposing 27.4 feet. Permission to construct an addition and a rear deck. Premises: A Zone
6. 61 Longview Avenue, Map 130, Parcel 327. Petition of John and Jullie Gavin for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 5 feet, currently 0 feet, proposing 0 feet and the sum of two side line setbacks from 15 feet, currently 9.7 feet, proposing 9.7 feet. Permission to construct a rear one story addition. Premises: B Zone
7. 649 Stillson Road, Map 123, Parcel 20. Petition of June Topar for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 25.97%,

proposing 24.98%. Permission to rebuild existing deck and a one story addition for fireplace. Premises A Zone

8. 1833-1834 Fairfield Beach Road, Map 234, Parcel 42A. Petition of 1833-1834 Fairfield Beach Assoc., LLC for a variance of the Zoning Regulations; Section 11.10 to increase the maximum allowable lot coverage from 20%, currently 19.98%, proposing 21.1%. Permission to legitimize additional stairs, walkway, aprons and pads constructed after Storm Sandy. Premises; BD Zone

9. 243 Romanock Road, Map 72, Parcel 115. Petition of Christopher and Jennifer O'Hara for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 40 feet, proposing 6.1 feet. Permission to legitimize the location of a replaced shed. Premises R-3 Zone

10. 260 Post Road, Map 130, Parcel 299. Petition of BRS Group CT LLC for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum total number of off-street parking spaces by 4. Permission to establish seasonal outdoor dining. Premises: DCD Zone

11. 94 Samp Mortar Road, Map 121, Parcel 15. Petition of KFD Properties, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side yard line setbacks from 25 feet, currently 33.9 feet, proposing 22.2 feet. Permission to construct a two story addition. Premises: A Zone

12. 85 Mill Plain Road, Map 180, Parcel 359. Petition of Local Kitchen and Beer Bar for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off street parking spaces by 1. Permission to establish seasonal outdoor dining. Premises: DI Zone

13. 131 Daves Lane, Map 243, Parcel 277. Petition of John and Janice Barlow for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 17.94%, proposing 19.64%. Permission to construct a screen porch.

14. 71 Dogwood Road, Map 126, Parcel 146. Petition of Mason and Kim Neely for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 17.9%, proposing 20.8%. Permission to construct a rear one story addition. Premises: A Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK