

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, May 1, 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:

-April 18, 2014 and April 25, 2014



GENERAL DOCKET

571 Bronson Road, Map 229, Parcel 205. Petition of Georgia Boria for a Variance of the Zoning Regulations Section 2.7 and 5.2.1 to reduce the minimum required lot frontage from 135 feet, currently 33.01 feet, proposing 33.01 feet. Permission to establish a single family building lot. Premises AA Zone

GRANTED: Donald Cafero moved and Duncan Keith seconded to approve the proposed application. Motion passed unanimously.

939 Hillside Road, Map 173, Parcel 56. Petition of Acorn Development LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 8.6 feet, proposing 36.3 feet. Permission to construct a rear two (2) story addition. Premises: AAA Zone.

The proposed application was continued to June 5, 2014

63 Hurd Street, Map 180, Parcel 63. Petition of Deborah White for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required rear line setback from 30 feet, currently 24.7 feet, proposing 24.7 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 22%, proposing 22%. Permission to construct a second floor addition. Premises: A Zone

The proposed application was continued to June 5, 2014

1210 Unquowa Road West, Map 179, Parcel 289. Petition of Scott A and Kyla K Ricci for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required street line setback on a corner lot from 22 feet, currently 14.6 feet, proposing 14.6 feet. Permission to construct a one (1) story addition and covered porch. Premises: R-2 Zone.

166 Sasco River Lane, Map 246, Parcel 13. Petition of Patrick F. and Tracy Wheeler-Lennon for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required side line setback from 25 feet, currently 14.2 feet, proposing 14.2 feet. Permission to construct a second floor addition and a rear deck. Premises: AA Zone.

2070 Post Road, Map 231 Parcel 378. Petition of PFS Associates Partnership for a variance of the Zoning Regulations Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by 9 and section 12.7.6.1 to reduce the street line setback from 25 feet, proposing 0 feet. Permission to construct a covered pergola and to provide seasonal outdoor dining. Premises: DCD Zone.

72 West Morgan Ave, Map 182, Parcel 602A. Petition of David and Marisa Haddad for a variance of the Zoning Regulations Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 21.4%, proposing 22.2%. Permission to construct a one story addition and a bay window. Premises A Zone.

1230 Merwins Lane, Map 220, Parcel 12. Petition of Brian K and Wendi B Taylor for a variance of the Zoning Regulations Section 5.2.4 to reduce the side yard setback from 30 feet, proposing 25 feet and section 5.1.5(a) to allow an accessory use not located on the same parcel as the primary structure/dwelling. Permission to construct a one story horse riding stable/barn. Premises: AAA Zone

The proposed application was continued to June 5, 2014

2027 Hillside Road, Map 170, Parcel 29. Petition of Gay Tice for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 19.2 feet, proposing 36.7 feet. Permission to convert an open breezeway to enclosed heated space. Premises: AAA Zone.

80 Oriole Lane, Map 121, Parcel 28X. Petition of Peter and Janet L Banks-Mott for a variance of the Zoning Regulations Section 5.2.4.2 to reduce the street line setback for an open front porch from 40 feet, currently 45.4 feet, proposing 38.2 feet and section 5.2.5 to increase the maximum allowable lot coverage from 10%, currently 9.77%, proposing 12.9%. Permission to construct and open front porch and a rear one story addition. Premises: AA Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK