

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, June 5, 2014 at 2:00 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 1:45 p.m.

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

May 23, 2014 and May 30, 2014



CONTINUED DOCKET

2. 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.

8. 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

GENERAL DOCKET

1. 655 Beach Road, Map 139, Parcel 117. Petition of Michael M. and Beverly Walsh for a variance of the Zoning Regulations; section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 17%, proposing 21.4%. Permission to demo existing dwelling and construct a new FEMA compliant single family dwelling. Premises: A Zone

2. 40 Park Drive, Map 33, Parcel 127. Petition of Thomas B. and Alessandra A. Moore for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 14.4%, proposing 18.4%, and Section 5.2.4.3 to reduce the street line setback for an accessory structure from 40 feet; proposing 30.5 feet. Permission to construct a covered open porch and inground swimming pool. Premises: R-3 Zone

3. 111 Beach Road, Map 141, Parcel 46A. Petition of 111 Beach Road, LLC for a variance of the Zoning Regulations; Section 28.6.5 to reduce the required parking spaces from 5, proposing 0. Permission to convert professional office space to medical. Premises: DCD Zone

4. 81 Sturges Road, Map 179, Parcel 202A. Petition of Steven Schiffman for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 30 feet, proposing 14.5 feet. Permission to install an inground swimming pool. Premises: R-2 Zone

5. 510 Sasco Hill Road, Map 231, Parcel 390. Petition of James and Whitney Vose for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, currently 19%, proposing 21.2%, and to increase the maximum total floor area from 15%, currently 23.2%, proposing 26.6%, and Section 5.2.4 to reduce the side yard setback from 30 feet, currently 8.28 feet, proposing 4.1 feet. Permission to construct two (2) story additions. Premises: AAA Zone
6. 1109 Brookside Drive, Map 148, Parcel 26. Petition of Glenn and Susan Bemus for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 50 feet, currently 36.8 feet, proposing 36.3 feet. Permission to construct a new covered front porch and front dormer. Premises: AA Zone
7. 176-186 Linwood Avenue, Map 229, Parcels 8 and 9. Petition of One Eighty-five Stagg Associates, LLC for a variance of the Zoning Regulations; Section 29.8.2 to allow a wall sign to face the Connecticut Turnpike. Permission to add a wall sign. Premises: DI Zone
8. 51 Eunice Avenue, Map 138, Parcel 61. Petition of Christopher and Louise Gidez for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.7%, proposing 23.8%. Permission to construct a new elevated front porch to a FEMA required elevated home. Premises: A Zone
9. 1964 Post Road, Map 231, Parcel 369. Petition of J and K Kim, LLC for a variance of the Zoning Regulations; Section 12.7.6.2 to reduce the side setback from 10 feet, currently 5.7 feet, proposing 5.7 feet, and Section 12.7.6.3 to reduce the rear property setback from 10 feet, proposing 0.6 feet, and Section 28.6.5 to reduce the number of parking spaces from three (3) to 0. Permission to construct an addition. Premises: DCD Zone
10. 931 Mine Hill Road, Map 171, Parcel 20. Petition of Edward and Colleen Lahey for a variance of the Zoning Regulations, Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 25.8 feet, proposing 25.8 feet. Permission to construct a front dormer and one and two story additions. Premises: AAA Zone
11. 787 Rowland Road, Map 138 Parcel 214. Petition of 787 Rowland Road, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 29.5 feet, proposing 25 feet, and 15.7 for front porch, sum of the two side yard setbacks from 25 feet, currently 19.4 feet, proposing 14.6 feet and the rear setback from 30 feet, currently 29.9 feet, proposing 23.2 feet to deck, and Section 5.2.5 to increase the maximum allowable lot coverage and total floor area from 20% and 40%. currently 28.2% and 41.4%, proposing 33.3% and 49.8% respectively. Permission to demolish the existing house and construct a new elevated single family dwelling. Premises: A Zone
12. 94 Sherman Court, Map 180, Parcel 42. Petition of Mark R. and Lisa B. Connelly for a variance of the Zoning Regulations; Section 5.2.4 to reduce the two (2) street line setbacks from 22 feet and 30 feet, currently 7.4 feet and 14.1 feet, proposing 7.4 feet and 18.3 feet, and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 31.2% and 56.6%, proposing 32.4% and 63.2%. Permission to construct a two (2) story and second floor addition. Premises: DCD Zone
13. 1591-1593 Post Road, Map 180, Parcel 79. Petition of French Family Realty Trust, LLC for a variance of the Zoning Regulations; Section 12.7.6.2 to reduce the side setback from 10 feet, currently 1.0 feet, proposing 1.2 feet. Permission to construct a second floor addition. Premises: DCD Zone
14. 165 Pine Creek Avenue, Map 234, Parcel 262. Petition of Douglas and Susan Shankman for a variance of the Zoning Regulations; 5.2.4 to reduce the minimum required side line setback from 6 feet, currently 2.1 feet, proposing 4.2 feet, and Section 5.2.5 to increase the maximum lot coverage from 20.5%, proposing 25.58%. Permission to construct a new elevated two (2) story single family dwelling. Premises: BD Zone
15. 785 Unquowa Road, Map 179, Parcel 44. Petition of Town of Fairfield for a variance of the Zoning Regulations; Section 5.2.2 to increase the allowable height of a structure from 32 feet, currently 33.85 feet and to increase the number of stories from 2 ½, currently 3, proposing 3. Permission to construct an addition. Premises: A Zone

16. 329 Greenfield Hill Road, Map 173, Parcel 34. Petition of Amy Ruggiero for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, currently 11.2%, proposing 11.6%, and to increase the maximum total floor area from 15%, currently 15%, proposing 15.4%. Permission to construct an 8'x12' shed. Premises: AAA Zone

17. 665 Sasco Hill Road, Map 232, Parcel 291. Petition of Emil and Toby Meshberg for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 30 feet, proposing 9.5 feet. Permission to construct an inground pool and spa. Premises: AAA Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK