

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

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

June 20, 2014 and June 27, 2014



1. 3891 Congress Street, Map 170, Parcel 43. Petition of Robert and Catherine Mead for a variance of the Zoning Regulations; Section 5.1.1 to legitimize the number of dwellings on one lot from 1, currently 2, proposing 2. Permission to remove the existing cottage and rebuild. Premises: AAA Zone
2. 99 Arbor Drive, Map 285, Parcel 7. Petition of Joseph V. Solis for a variance of the Zoning Regulation; Section 12.4.18 to allow residential use on the first floor and to exceed 50% of the total floor area in the designed commercial district. Permission to construct a two story and second floor addition to an existing single family dwelling. Premises: DCD/B
3. 40 Figular Avenue, Map 126, Parcel 365. Petition of Matthew D. and Sarah E. Gombos for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 20.4 feet, proposing 25.1 feet. Permission to construct a second floor addition. Premises: A Zone
4. 2502 Bronson Road, Map 225, Parcel 19. Petition of Marcus and Magnus Moliteus and Ashley Hart for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 30 feet, currently 35.7 feet, proposing 9.5 feet and the street line setback from 60 feet, currently 48.8 feet, proposing 56.7 feet. Permission to construct an addition and connect the detached garage to the primary dwelling. Premises: AAA Zone
5. 64 Adley Road, Map 47, Parcel 273. Petition of Linda and Joanne Teja for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 30.8 feet, proposing 30.8 feet and Section 5.2.5 to increase the lot coverage from 15%, currently 12.4%, proposing 16.92%. Permission to construct two story and second floor additions. Premised: R3 Zone
6. 44 Fairmount Terrace, Map 5, Parcel 70. Petition of Michael and Elizabeth C. Fitzpatrick for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 17.86%, proposing 21.24%. Permission to remove detached garage and build new addition and deck. Premises: A Zone
7. 121 Robin Lane, Map 125, Parcel 250. Petition of Robert and Jennifer Capalbo for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required rear property line setback from 30

feet, currently 19.5 feet, proposing 29.4 feet and Section 5.2.2 to increase the total number of stories from 2.5, currently 2, proposing 3. Permission to construct an addition. Premises: A Zone

8. 239 Edward Street, Map 138, Parcel 173. Petition of Allen Hale and Suzanne Wallace 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 25.8 feet, proposing 13.8 feet. Permission to construct a two story addition with open carport. Premises: A Zone

9. 230 Brion Drive, Map 7, Parcel 215. Petition of David and Susan Rubenstein for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side yard setback for an accessory structure from 10 feet, proposing 6.7 feet. Permission to install a standalone generator. Premises A Zone

10. 32 Old Elm Road, Map 26, Parcel 284. Petition of Michael and Kimberly Lopiano for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 40 feet, currently 26.1 feet, proposing 35.3 feet and the side property line from 15 feet, currently 8.4 feet, proposing 9.7 feet and Section 5.2.5 to increase the lot coverage from 15%, currently 17%, proposing 17.2%. Permission to construct a rear dormer and two front dog house dormers. Premises: R-3 Zone

11. 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 total number of parking spaces from 9, proposing 0. Permission to establish seasonal outdoor dining. Premises: DCD Zone

12. 91 Craig Court, Map 139, Parcel 6. Petition of Peter Zaboretzsky for a variance of the Zoning Regulations; section 5.2.4 to reduce the street line setback from 30 feet, currently 16.2 feet, proposing 20 feet, rear setback from 30 feet, currently 35.3 feet, proposing 19 feet, and sum of two side line setbacks from 25 feet, currently 16.3 feet, proposing 17.4 feet and Section 5.2.5 to increase lot coverage from 20%, currently 31.04%, proposing 32.5% and total floor area from 40%, currently 20.76%, proposing 53.4%. Permission to demolish existing dwelling and build a new two story single family dwelling. Premises: A Zone

13(a) 85 Benson Place, Map 139, Parcel 42. Petition of Robert and Sylvia Terifay –Life Use-Stanley Scott for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum lot area from 9,375 sq. ft., proposing 6,300, and to reduce the minimum required square from 75 sq. ft., proposing 60 sq. ft. and to reduce the minimum required lot frontage from 75 feet, proposing 60 feet. Permission to establish a building lot. Premises: A Zone

13(b) 97 Benson Place, Map 139, Parcel 41. Petition of Millicent Reynolds and Gertrude Stopa, Trustees, Life Use Stanley Scott for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum lot size from 9,375 sq. ft., proposing 6,300 sq. ft. and to reduce the minimum required square from 75 sq. ft., proposing 60 sq. ft. and the minimum required lot frontage 75 feet, proposing 60 feet and Section 5.2.4.3 to reduce the side setback for an accessory structure from 4 feet, proposing 3.4 feet and Section 5.2.5 to increase the total lot coverage from 20%, proposing 20.7%. Permission to confirm the status of a single family dwelling and lot. Premises: A Zone

14. 1459, 1475, 1476 Fairfield Beach Road, Map 234, Parcels 6, 7, 101. Petition of Kathleen B. Russo for a variance of the Zoning Regulations; Section 5.1.1 to increase the number of dwellings on one lot from 1, currently 3, proposing 2; and Section 11.11.3 to reduce the side line setback from 6 feet, proposing 4 and the sum of two sides line setbacks from 24.5 feet, proposing 15 feet for the creek side dwelling. Permission to demolish three (3) dwellings and to construct two (2) single family dwellings on one lot. Premises: BD Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK