

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, October 2, 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:

September 19, 2014 and September 26, 2014



CONTINUED DOCKET

2. 1896 Fairfield Beach Road, Map 234, Parcels 141 and 142. Petition of Fairfield Pine Creek, LLC for a variance of the Zoning Regulations; Section 11.3 to reduce the lot size from 9,375 square feet, proposing 4,450 square feet, and Section 11.13.2 to reduce the street line setback from Fairfield Beach Road from 25 feet, proposing 20 feet, and Section 11.14 to reduce the setback from Pine Creek from 10 feet, proposing 0.4 feet. Permission to construct a two story single family dwelling. Premises: BD Zone

GENERAL DOCKET

1. 524 Riverside Drive, Map 130, Parcel 132. Petition of Michael Orifice for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 7', currently 5.1', proposing 1.6' and Section 5.2.5 to increase the maximum lot coverage from 20%, currently 24.3%, proposing 30.7%. Permission to Construct a rear deck and side A/C condenser pad. Premises: A Zone
2. 80 Hunter Road, Map 147, Parcel 281U. Petition of Benjamin P. and Kristin Burnham for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30', currently 29.4', proposing 27.5' and Section 5.2.5 to increase the maximum lot coverage from 20%, currently 22.5%, proposing 22.6%. Permission to construct one story entry addition and front porch. Premises A Zone
3. 155 Governors Lane, Map 225, Parcel 5. Petition of James and Christy Chorek for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 60', currently 16.6', proposing 25'. Permission construct a 2 car, 2 story detached garage. Premises: AAA Zone
4. 70 Sanford Street, Map 180, Parcels 239. Petition of Town of Fairfield for a variance of the Zoning Regulations; Section 28.6.4 to reduce the minimum required parking spaces for a theater seating from 173, proposing 23. Permission to utilize an additional program venue. Premises: CDD Zone

5. 55 Hurd Street, Map 180, Parcel 64. Petition of Rita M. Odin for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 7', currently 5.5', proposing 5.5' and Section 5.2.5 to increase the maximum lot coverage from 20%, currently, 19.9% proposing 20.1%. Permission to construct a second floor addition. Premises: A Zone

6. 34 Sherman Street, Map 180, Parcel 95. Petition of Bruce Manasvit for a variance of the Zoning Regulation; Section 28.6.1 to reduce the required parking spaces for a dwelling unit from 2, proposing 1 and Section 28.6.6 to reduce the required parking spaces for office use from 4, proposing 2 and Section 12.7.6.1 to reduce the street line setback from 10', currently negative 0.3', proposing 0.6'. Permission to construct a two story and second floor additions. Premises: CDD Zone

7. 90 Cambridge Street, Map 130, Parcel 145. Petition of John R. Sullivan for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side yard setback from 7', currently 6.1', proposing 4.3' and the sum of two side lines from 20', currently 21', proposing 10.4' and the rear setback from 30', proposing 16.4' and Section 5.2.5 to increase the lot coverage from 20%, currently 21.48%, proposing 26.62% Permission to construct a one story, one car garage and second floor dormer. Premises: A Zone

8. 448 Pequot Avenue, Map 241, Parcel 193. Petition of Kathy McHugh for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30', currently 5.2', proposing 14.7' and the secondary street line from 22', currently 15.1', proposing 15' and the side line setback from 5', proposing 3.7' and the rear setback from 30', currently 30.7' proposing 22.2' and Section 5.2.4.3 to reduce the street line setback for an accessory structure from 30', proposing 5.5' and Section 5.2.5 to increase the lot coverage from 20%, currently 22%, proposing 35.6% and the total floor area from 40%, currently 34.86%, proposing 52%. Permission to construct a detached one car garage, a one and two story additions and covered porches. Premises: A Zone

KEVIN COYNE, CHAIRMAN

DONALD CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK