

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, December 4, 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:

November 21, 2014 and November 28, 2014



CONTINUED DOCKET

2. 6 Brooklawn Parkway, Map 30, Parcel 378. Petition of Francesco Sardo and Jill Hruziencik for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the streetline setback for an accessory structure from 30 feet, proposing 25.4 feet and the side setbacks from 10 feet, proposing 4 feet and 6.7 feet and Section 5.2.5 to increase lot coverage from 20%, currently 23.2%, proposing 27.45%. Permission to construct a one story, two-car detached garage. Premises: A Zone

GENERAL DOCKET

1. 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 streetline setback from 30 feet, currently 5.2 feet, proposing 14.7 feet and the secondary streetline from 22 feet, currently 15.1 feet, proposing 14.8 feet and the sideline setback from 5 feet, proposing 3.7 feet and the rear setback from 30 feet, currently 30.7 feet, proposing 22.2 feet and Section 5.2.5 to increase lot coverage from 20%, currently 22%, proposing 28.82% and the total floor area from 40%, currently 34.86%, proposing 45.22%. Permission to construct one and two story additions and covered porches. Premises: A Zone

2. 1162 Jennings Road, Map 126, Parcel 419B. Petition of Lawrence K. and Sharon Kaley for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 19.72%, proposing 21.24%. Permission to construct a one story addition. Premises: A Zone

3. 614 Brookside Drive, Map 123, Parcel 232. Petition of Michael Testani and Luciana Pursell for a variance of the Zoning Regulations; Section 5.2.4 to reduce the

minimum required rear property line setback from 40 feet, currently 56.6 feet, proposing 38 feet. Permission to construct an addition. Premises: AA Zone

4. 252 Main Street, Map 241, Parcel 101, Petition of Harbor House, Inc. for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the streetline setback from 10 feet, currently 0.1 feet, proposing 1.0 feet. Permission to construct additions to existing balcony. Premises: NDBD

5. 238 Warner Hill Road, Map 176, Parcel 64. Petition of Melanie and Jerry Ruggieri for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side and rear setbacks for an accessory structure from 10 feet, proposing 5 feet and 5.3 feet. Permission to install a shed. Premises: AA Zone

6. 185 Pine Creek Avenue, Map 234, Parcel 260. Petition of Ryan P. and Adele M. Muran for a variance of the Zoning Regulations; Section 11.15 to reduce the street line setback from 15 feet, proposing 8 feet. Permission to construct a swimming pool. Premises: BD Zone

7. 137 Lisbon Drive, Map 47, Parcel 150. Petition of Robert Sojka for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 27.5 feet, proposing 27.5 feet for the house and 24 feet for the covered stoop. Permission to construct a second floor with dormers and covered stoop. Premises R-3 Zone

8(a) 378 Penfield Road, Map 139, Parcel 194. Petition of John P. Salerno and Helene Salerno for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum square required on a lot from 75 feet, currently 120 feet, proposing 60 feet and Section 2.7 to reduce the minimum required lot frontage from 75 feet, currently 120 feet, proposing 60 feet. Permission to establish a building lot for a single family dwelling. Premises A Zone

8(b) 378 Penfield Road, Map 139, Parcel 194. Petition of John P. Salerno and Helene Salerno for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum square required on a lot from 75 feet, currently 120 feet, proposing 60 feet and Section 2.7 to reduce the minimum required lot frontage from 75 feet, currently 120 feet, proposing 60 feet. Permission to establish a building lot for a single family dwelling. Premises A Zone.

9. 174 Old South Road, Map 247, Parcel 136. Petition of George E. Clark Jr. for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the setback from the side property line for an accessory structure from 10 feet, proposing 5.6 feet and Section 5.2.4 to reduce the rear and side setbacks from 30 feet and 15 feet, proposing 26.5 feet and 5.6 feet. Permission to construct an attached garage and breezeway. Premises: R-3 Zone

10. 261 Church Hill Road, Map 28, Parcel 536. Petition of New Neighbors of Norwalk, LLC for a variance of the Zoning Regulations; Section 5.2.4. to reduce the minimum required side line setback from 7 feet, currently 3.1 feet, proposing 3.1 feet

**and the street line setback from 30 feet, currently 15.5 feet proposing 15.5 feet.
Permission to remove and rebuild first floor due to rot damage. Premises A Zone**

KEVIN COYNE, CHAIRMAN

DONALD CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK