

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, August 7, 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:

July 25, 2014 and August 1, 2014



GENERAL DOCKET

1. 3007 Redding Road, Map 217, Parcel 18. Petition of Richard Swann for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 60 feet currently 47.4' proposing 47.4 feet. Permission to demolish existing dwelling to foundation and rebuild. Premises AAA Zone
2. 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
3. 154 Kings Highway Cutoff, Map 80, Parcel 179. Petition of 154 Kings Highway Cutoff LLC for a variance of the Zoning Regulations; Section 28.6.4 to reduce the minimum required total number of off-street parking spaces by 8. Permission to establish a church. Premises: DCD Zone
4. 22 Lambert Road, Map 241, Parcel 59. Petition of Minda Daniel 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 4 feet. Permission to install a stand-alone generator. Premises: A Zone
- 5(a) 145 Brookside Drive, Map 123, Parcel 86. Petition of Brookside Acres, LLC for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum square for a lot from 75 feet, proposing 55 feet. Permission to establish a single family building lot. Premises: A Zone
- 5(b) 145 Brookside Drive, Map 123, Parcel 86. Petition of Brookside Acres, LLC for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum square for a lot from 75 feet, proposing 55 feet, and Section 2.7 to reduce the minimum required frontage from 75 feet, proposing 38.08 feet. Permission to establish a single family building lot. Premises: A Zone

6. 1073 North Benson Road, Map 143, Parcel 159, 159A, 160. Petition of Fairfield University for a variance of the Zoning Regulations; Section 5.2.2 to increase the allowable height of a structure from 40 feet, currently 48.9 feet, proposing 58.8 feet, and to increase the number of stories from 3, currently 3, proposing 4. Permission to construct an addition. Premises: AA Zone
7. 261 Church Hill Road, Map 28, Parcel 535. Petition of New Neighbors of Norwalk, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 15.5 feet, proposing 15.5 feet, and the side yard setback from 7 feet, currently 3.1 feet, proposing 3.1 feet, and Section 5.2.5 to increase the lot coverage from 20%, currently 29.3%, proposing 29.3%, and the total floor area from 40%, currently 32%, proposing 47.9%. Permission to construct a 2nd floor addition with attic. Premises: A Zone
8. 2123 Fairfield Beach Road, Map 234, Parcel 168. Petition of Charles and Sophie Urban for a variance of the Zoning Regulations; Section 11.7 to increase the building height from 33.85 feet, proposing 35.8 feet. Permission to elevate existing dwelling. Premises: BD Zone
9. 146 Somerset Avenue, Map 229, Parcel 159. Petition of Peter M. and Sandra M. Tallman 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 1.5 feet. Permission to install a stand-alone generator. Premises: A Zone
10. 79 Pine Creek Avenue, Map 238, Parcel 58. Petition of Robert F. Martine and Marcey M. Bender Trinkka for a variance of the Zoning Regulations; Section 11.10 to increase the allowable lot coverage from 20%, currently 58.88%, proposing 63.42%. Permission to construct a new two story single family dwelling. Premises: BD Zone
11. 325 Romanock Road, Map 72, Parcel 112. Petition of Michael Bailey for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 14.1 %, proposing 17.1%. Permission to construct a deck. Premises: R-3 Zone
12. 156 Cardinal Street, Map 42, Parcel 514. Petition of Gaye M. Pacini for a variance of the zoning regulations; Section 5.2.4 to reduce the minimum required side line setback from 5 feet, currently 2.9 feet, proposing 2.9 feet. Permission to construct a rear two story addition. Premises: B Zone
13. 120 Bridle Trail, Map 120, Parcel 20. Petition of Nate and Jen Balogh for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 25 feet, currently 34.2 feet, proposing 10.3 feet. Permission to construct a two story addition. Premises: AA Zone
14. 558 Morehouse Highway, Map 47, Parcel 262. Petition of Robert Ceccarelli for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 12.2 feet, proposing 10.8 feet. Permission to construct an addition for a new attached two car garage. Premises: R-3 Zone
15. 1999 Fairfield Beach Road, Map 234, Parcel 61. Petition of Robert and Florence Lagnese for a variance of the Zoning Regulations; Section 11.10 to increase lot coverage from 20%, currently 15%, proposing 24.1%, Permission to construct a paver block patio. Premises: BD Zone

KEVIN COYNE, CHAIRMAN

DONALD CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK