

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, November 4, 2010 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:

October 22, 2010 and October 29, 2010



GENERAL DOCKET

1. **73 Noyes Road**, Map 143, Parcel 97. Petition of Eric and Catherine Scholl for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage and total floor area from 20% and 40%, currently 21.5% and 34.9%, proposing 24.5% and 44.1% and Section 5.2.4 to reduce the rear line setback from 30 feet, currently 18.2 feet, proposing 9.5. **Permission to construct a one and two story addition. Premises: A Zone**

2. **65 Fern Street**, Map 139, Parcel 135. Petition of Sirirat DeStefano for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 20.98%, proposing 23.4%. **Permission to construct a front covered porch. Premises: A Zone**

3. **175 Jefferson Street**, Map 22, Parcel 48. Petition of MetroPCS for a variance of the Zoning Regulations; Section 31.2.16 to increase the maximum height of roof top equipment from 5 feet to 11 feet and reduce minimum setback of two feet from all edges of the building for each foot or portion thereof that the equipment extends above the roof from 20 feet to 2.6 feet. **Permission to install telecommunication equipment and antennas. Premises: R-3**

4. **375 South Benson Road**, Map 139, Parcel 255. Petition of Donna and Michael Ertel for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.7%, proposing 21.7%, and Section 5.2.4.3 to reduce the side setback from 4 feet, currently 2.89 feet, proposing 2.89. **Permission to rebuild existing garage. Premises: A Zone**

5. **342 South Pine Creek Road**, Map 231, Parcel 264X. Petition of Can Real Estate Investment and James Ballas for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required rear property line setback from 20 feet, currently 13.8 feet, proposing 10.2 feet. **Permission to construct a new deck. Premises: B Zone**

6. **633 South Benson Road**, Map 139, Parcel 206. Petition of William Zane for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 23.28%, proposing 23.22%. **Permission to remove existing decks and construct new one story addition. Permission: A Zone**

7. **2316 Post Road**, Map 229, Parcel 30. Petition of 2316 Post Road, LLC for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by 19 to expand an existing restaurant and an additional 8 spaces for outdoor seasonal dining. **Permission to expand existing restaurant and establish an additional 320 square feet of outdoor seasonal dining. Premises: DCD**

8. **402 Davis Road**, Map 47, Parcel 250. Petition of Richard Stein and Cecily Gans for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 21.1%, proposing 26.2%, and Section 5.2.4 to reduce the street line setback from 40 feet, currently 32.1, proposing 37.8 feet. **Permission to construct a two story addition. Premises: R-3**

9. **1700 Post Road**, Map 180, Parcel 270. Petition of Heritage Square, LLC for a variance of the Zoning Regulations; Section 28.6.5 to reduce the minimum required total number of off-street parking spaces by 4. **Permission to establish a dental office. Premises: CDBD**

10. **334 Pine Creek Avenue**, Map 234, Parcel 243. Petition of John and Elizabeth O'Conner for a variance of the Zoning Regulations; Section 11.11.3 to reduce the setback from one side and to reduce the sum of two sides from 6 feet (one side) 26.6 (two sides), currently 2.7 feet (one side) 13.2 feet (two sides), proposing 2.7 feet (one side) 13.2 feet (two sides). **Permission to construct 2nd floor additions. Premises: BD**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK