

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

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

November 17, 2010 and November 24, 2010



CONTINUED DOCKET

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

GENERAL DOCKET

1. **48 Southfield Road**, Map 231, Parcel 300. Petition of John Stauss for variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 22.4%, proposing 23.1%. **Permission to legitimize a construction error.**
Premises: A Zone

2. **241 Henderson Road**, Map 229, Parcel 103. Petition of Ken and Kathleen Fulton for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 19.38%, proposing 21.64%. **Permission to construct an open front porch.** **Premises: A Zone**

3. **470 Lakeview Drive**, Map 73, Parcel 106. Petition of Stephen and Susan Librandi for a variance for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently, 6.16 feet, proposing , 6.16 feet, and Section 6.3.3 to waive the five (5) year period for exterior alterations. **Permissions to construct a two (2) story, second floor and stair addition to include an accessory apartment.** **Premises: R-3 Zone**

4. 69 Main Street, Map 241, Parcel 81. Petition of Southport Volunteer Fire Department 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 26% and 45.4%, proposing 27.2% and 46.7%. **Permission to construct storage shed. Premises: R-3 Zone**

5. 1700 Post Road, Map 180, Parcel 270. Petition of Quality Eats, LLC for a variance of the Zoning Regulations; Section 30.2 location and classification of alcoholic beverages. **Permission to reduce café permit from 1500 from next to nearest café permit to 350 feet, 425 feet and 1050 feet. Premises: CDD**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK