

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, October 7, 2010, 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:

September 22, 2010 and September 29, 2010



GENERAL DOCKET

1. **75 Kings Highway Cut-Off**, Map 80, Parcel 172. Petition of Clear Wireless, LLC for a variance of the Zoning Regulations; Section 31.2.16 to increase the maximum height of roof top equipment from 5 feet to 9.4 feet. **Permission to establish new roof top equipment. Premises: DCD Zone**
2. **1876 Black Rock Turnpike**, Map 76, Parcel 172. Petition of Miro 1876 Associates, LLC for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces from 43 to 34. **Permission to establish outdoor dining area. Premises: DCD**
3. **937 Post Road**, Map 141, Parcel 50. Petition of Brian Cunningham for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by 9. **Permission to establish the use of the rear patio for year round additional seating. Premises: DCD Zone**
4. **68 Sky Top Drive**, Map 26, Parcel 57. Petition of Maurizio, Benny and Melissa Viselli for a variance of the Zoning Regulations; Section of 5.2.5 to increase the maximum lot coverage from 15%, proposing 15.9%. **Permission to legitimize a construction error for a new dwelling. Premises: R-2 Zone**
5. **675 Mill Plain Road**, Map 179, Parcel 59. Petition of Stephen Boccarossa for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required sum of the side setbacks from the two side property lines and to reduce the minimum side yard from 25 feet and 10 feet; currently 19.5 feet and 5.5 feet, proposing 19.5 feet and 5.5 feet. **Permission to construct a 2nd floor over the garage. Premises: R-2 Zone**

6. **2123 Fairfield Beach Road**, Map 234, Parcel 74. Petition of Charles and Sophie Urbain for a variance of the Zoning Regulations; Section 11.13.1 to reduce the street line setback from Fairfield Beach Road from 45 feet, currently 31.3 feet, proposing 15.2 feet. **Permission to construct a new two story dwelling. Premises: BD Zone**
7. **536 Mine Hill Road**, Map 173, Parcel 7. Petition of Les Byelas for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 60 feet, proposing 27 feet. **Permission to locate air conditioning units and generator next to garage. Premises AAA Zone**
8. **109 Cummings Avenue**, Map 183, Parcel 209. Petition of Celie Campbell for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 30%, currently 22.2%, proposing 31.3% and Section 5.2.4.2 to reduce the street line setback from 9 feet, proposing 5 feet. **Permission to construct an open front porch and stairs. Premises: B Zone**
9. **1215 Post Road**, Map 180 Parcel 14. Petition of Brick Walk Associates, 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 7. **Permission to convert existing outdoor patron floor area to enclosed year round dining area. Premises: CDD Zone**
10. **65 Mayweed Road**, Map 126, Parcel 250. Petition of Lisa Freeman for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback and rear property line setback from 7 feet and 30 feet, currently 7.2 feet and 34 feet, proposing 6.1 feet to 26.3 feet. **Permission to remove existing garage and rebuild new two story addition. Premises: A Zone**
11. **1770 Kings Highway**, Map 128, Parcel 123. Petition of H.H. East Parcel, LLC for a variance of the Zoning Regulations; Section 29.10.1 to increase the number of wall signs from 2, proposing 3, and to increase the square footage for each sign from 72 square feet, proposing 183 square feet, and Section 29.12 to increase the number of ground signs from 1, proposing 2 to increase in height for each ground sign from 15 feet and 15 feet proposing 15.4 feet and 20.4 feet and to increase the square footage from 50 square feet and 50 square feet , proposing 120 square feet and 170 square feet, and Section 29.8 to reduce the street setback for the Grasmere Avenue sign from 25 feet, proposing 15 feet. **Permission to construct multiple signs. Premises: DCD Zone**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK