

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, April 1, 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:

March 17, 2010 and March 24, 2010



CONTINUED DOCKET

10. 40 Ermine Street, Map 141, Parcel 233. Petition of Kenneth and Jeanette Coley for a variance of the Zoning Regulations; Section 2.7 to create a rear lot. **Permission to create a rear building lot in residential A Zone. Premises: A Zone**

GENERAL DOCKET

1. 675 Mill Plain Road, Map 179, Parcel 59. Petition of Stephen and Sarah Buccarossa for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback and sum of side lines from 10 feet and 25 feet, currently 8 feet and 22 feet, proposing 5.5 feet and 19.5 feet. **Permission to construct a one story addition to the rear of the existing garage. Premises: R-2 Zone**

2. 685 Kings Highway, Map 78, Parcel 56. Petition of 675 Kings Highway, 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 8 to 0. **Permission to establish a service bar for beer and wine. Premises: DCD**

3. 175 Jefferson Street, Map 22, Parcel 48. Petition of the Jewish Home for the Elderly of Fairfield County, Inc. for a variance of the Zoning Regulations. Section 31.2.16 to increase the maximum height of roof top equipment from 5 feet to 12.3 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 24 feet to 2 feet. **Permission to establish seven (7) antennas and one (1) equipment cabinet at varying heights, none to exceed that noted above. Premises: R-3 Zone**

4. 391 Commerce Drive, Map 80, Parcel 11, 15. Petition of Denise Lamoureux for a variance of the Zoning Regulations; Section 28.6.15 to reduce the minimum required total

number of additional off street parking spaces from 3 to 0. **Permission to establish 570 square feet of Yoga Studio within an existing building. Premises: DI Zone**

5. **2047 Post Road**, Map 231, Parcel 126. Petition of Ali Ventures, LLC for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce two (2) street line setbacks on a corner lot from 25 feet and 25 feet, currently 65 feet and 87.7 feet (building) proposing 5 feet and 10 feet and currently seven feet (canopy) proposing 18.8 feet. **Proposing to relocate service station and gas pumps. Premises: DCD**

6. **50 Romanock Road**, Map 72, Parcel 6. Petition of Robert and Catherine Steczkowski for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, existentially 30.5 feet, proposing 5 feet. **Permission to construct a one story two car garage. Premises: R-3 Zone**

7. **185 Edward Street**, Map 138, Parcel 137. Petition of Michael and Lisa Brown for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage and Section 5.2.4 to reduce the minimum required rear property line setback from 20% and 30 feet, currently 23% and 14.5 feet, proposing 22.9% and 15.1 feet. **Permission to remove existing deck and construct a one story family room addition. Premises: A Zone**

8. **20 Rifle Road**, Map 147, Parcel 281J. Petition of Pamela Ziegler for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line, side line and sum of side line setbacks from 30 feet (street) and 7 feet (side) and 25 feet (sum of side), currently 29.2 feet (street) and 3.2 feet (side) and 15 feet (sum of side), proposing 29.2 feet (street), 3.2 feet (side) and 15 feet (sum of side). **Permission to construct a second floor addition over existing garage. Premises: A Zone**

9. **355 Hill Farm Road**, Map 174, Parcel 7M. Petition of Albert Winslow for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 50 feet, currently 51.4 feet, proposing 33.9 feet. **Permission to construct a one story addition with a covered porch/entry. Premises: AA Zone**

10. **65 Station Street**, Map 241, Parcel 191. Petition of Sturm Ruger and Co., Inc. for a variance of the Zoning Regulations; Section 12.5.2 to permit a business office which does not primarily provide services to customers and clients on the premises. **Permission to reestablish a previous use. Premises: NDD and A Zone**

11. **684 Hill Farm Road**, Map 176, Parcel 58. Petition of Peter and Elizabeth Clarke for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required rear property line setback from 50 feet, currently 46 feet, proposing 30 feet and Section 5.2.5 to increase the total floor area from 15%, currently 12.9%, proposing 16.5%. **Permission to construct a two story addition with garage below. Premises: AAA Zone**

12. **1460-1462 Post Road**, Map 180, Parcel 246. Petition of 1460 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 15, from 15, to 0 and Section 30.2 location and classification of alcoholic beverages. **Permission to establish a restaurant with 600 square feet of patron floor area and to reduce café permit offset from 1500 feet from**

**nearest café permit to 145 feet, 665 feet, 700 feet and 1150 feet respectively. Premises:
CDBD Zone**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK