

TOWN OF FAIRFIELD  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, January 6, 2011 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:

December 22, 2010 and December 29, 2010



**GENERAL DOCKET**

**1. 1525 Fairfield Beach Road, Map 243, Parcel 12.** Petition of Susan E. Lane for variance of the Zoning Regulations; Section 11.13.1 to reduce the minimum setback from 45', currently 28'.5", proposing 39'.6". **Permission to construct a new single family dwelling with attached garage. Premises: BD Zone**

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**2. 410 South Benson Road, Map 139, Parcel 68.** Petition of Michael Dirende for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required secondary street line setback from 22', currently 10'.6", proposing 10'.6". **Permission to remove existing dwelling and construct a new two and a half story dwelling. Premises: A Zone**

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**3. 3509 Redding Road, Map 165, Parcel 35.** Petition of AFI, Inc. for a variance of the Zoning Regulations; Section 5.2.5 to allow an accessory structure (garage) to be located on a lot other than the lot upon which the primary dwelling is located. **Permission to remove an existing dwelling but leave the garage for use solely by Mr. Izzo, as an accessory to and in conjunction with his home located at 3541 Redding Road.**

**Premises: AAA Zone**

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**4. 40 Willowbrook Road, Map 46, Parcel 248.** Petition of James & Annette Altieri for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line, secondary street line for a corner lot and side yard setbacks.

|            | Street | Second Street | Side |
|------------|--------|---------------|------|
| From:      | 40'    | 30'           | 15'  |
| Currently: | 39' 3" | 22' 7"        | 13'  |
| Proposing: | 39' 3" | 22' 7"        | 13'  |

And Section 5.2.5 to increase the maximum allowed lot coverage.

|            |        |
|------------|--------|
| From:      | 15%    |
| Currently: | 15.18% |
| Proposing: | 15.25% |

**Permission to construct a second floor addition over existing footprint and a new front porch. Premises: R-3 Zone**

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**5. 1770 Kings Highway, Map 128, Parcel 123.** Petition of HH 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 maximum allowable square footage from 72 sq. ft., proposing 75.18 sq. ft. for each sign.

**Permission to construct new signs for a new commercial building. Premises: DCD**

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**6. A 160 Woodrow Avenue - (Lot #1),** Map 243, Parcel 72. Petition of Harbor Homes, LLC., for a variance of the Zoning Regulations. Section 5.1.1 to reduce the minimum required lot size for a single detached dwelling for one family. From: 6,000 sq. ft., proposing 5,000 sq. ft., reduce the minimum square required on a lot from 60 sq. ft., proposing 50 sq. ft.

**Permission to establish a building lot for a single family dwelling. Premises: Zone B**

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**6. B 160 Woodrow Avenue – (Lot #2),** Map 243, Parcel 72. Petition of Harbor Homes, LLC., for a variance of the Zoning Regulations. Section 5.1.1 to reduce the minimum required lot size for a single detached dwelling for one family. From: 6,000 sq. ft., proposing 5,000 sq. ft., reduce the minimum square required on a lot from 60 sq. ft., proposing 50 sq. ft.

**Permission to establish a building lot for a single family dwelling. Premises: Zone B**

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**6. C 160 Woodrow Avenue – (Lot #3),** Map 243, Parcel 72. Petition of Harbor Homes, LLC., for a variance of the Zoning Regulations. Section 5.1.1 to reduce the minimum required lot size for a single detached dwelling for one family. From: 6,000 sq. ft., proposing 5,000 sq. ft., reduce the minimum square required on a lot from 60 sq. ft., proposing 50 sq. ft.

**Permission to establish a building lot for a single family dwelling. Premises: Zone B**

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**ROBERT BRENNAN, CHAIRMAN**

**KEVIN COYNE, SECRETARY**

**JOSEPHINE KEOGH, CLERK**