

TOWN OF FAIRFIELD

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, February 3, 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: January 21, 2011 and January 26, 2011.



GENERAL DOCKET

1. 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 feet, currently 9.4 feet, proposing 13.5 feet. Permission to construct a new two and a half story single family dwelling. Premises: A Zone

2. 20 Homeland Street, Map 7, Parcel 57. Petition of James & Jennifer Holfelder for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required rear property line setback from 30 feet, currently 28.7 feet, proposing 22.4 feet. Permission to construct a deck. Premises: A Zone

3. 525 Tunxis Hill Cutoff, Map 77, Parcel 200. Petition of Black Rock Associates for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by 28. **Permission to establish a restaurant.**
Premises: DCD Zone

4. 73 Noyes Road, Map 143, Parcel 97. Petition of Eric & Catherine Scholl for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear setback from 30 feet, currently 18. 2 feet, proposing 16. 4 feet and Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.5%, proposing 23.6%. **Permission to construct a two-story addition. Premises: A Zone**

5. 191 Merwins Lane, Map 223, Parcel 39. Petition of Allyson Redmond Burns for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear yard setback for the pool from 50 feet, currently 62.7 feet, proposing 39.1 feet, and to reduce the rear yard setback for the cabana from 50 feet, currently 62.7 feet, proposing 25 feet. **Permission to construct an in-ground pool and pool house/cabana. Premises: AAA**

6. 346 Halley Avenue, Map 79, Parcel 224. Petition of Donald Lee for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size for a single detached dwelling for three families. From: 10,000 sq. ft., currently 9,287 sq. ft., proposing 9,287 sq. ft. **Permission to construct a three (3) family dwelling. Premises: Zone C**

7. **514 Davis Road**, Map 47, Parcel 258. Petition of Janine Hatch, for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum side yard setback from 15', currently 6.3 feet, proposing 6.3 feet, and section 5.2.5 to increase the maximum lot coverage from 15% , currently 14.7%, proposing 16.7% and the total floor area from 30%, currently 23.2%, proposing 31.4%. **Permission to remove the existing garage and build a new two-story, two-car garage addition. Premises: R-3 Zone**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK