

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, March 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: February 16, 2011 and February 23, 2011.



GENERAL DOCKET

- 1. 1525 Fairfield Beach Road, Map 243, Parcel 12. Petition of Susan E. Lane for a variance of the Zoning Regulations; Section 11.1.1 to reduce the minimum setback from Fairfield Beach Road from 45 feet, currently 28.5 feet, proposing 39.6 feet. **Permission to construct a new single family dwelling with attached garage. Premises: BD Zone****

- 2. 41 Poe Court, Map 79, Parcel 290. Petition of Thomas Vitale Sr, LLC for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size for an existing four (4) family dwelling from 12,500 square feet to 9,786 square feet. **Permission to create an easement to gain access to a new building lot through an existing parking lot. Premises: C Zone****

- 3. 79 Hurd Street, Map 180, Parcel 62. Petition of Sandra Bogdon and Gary Romeo for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 20%, proposing 22.5%. **Permission to legitimize existing garage. Premises: A Zone****

- 4. 20 Homeland Street, Map 7, Parcel 57. Petition of James and 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 new rear deck. Premised: A Zone****

- 5. 130 Woodrow Avenue, Map 243, Parcel 70. Petition of Joan Seiler for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 30%,**

currently 24.6%, proposing 32.2%. **Permission to remove existing garage and build a new two car garage. Premises: B Zone**

6. 249 Fairview Avenue, Map 143, Parcel 34. Petition of Jennifer Anderson for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20 %, currently 23.8%, proposing 32.1%, and to increase the maximum total floor area from 40%, currently 34.9%, proposing 48.2%, and Section 5.2.4 to reduce the rear setback from 30 feet, currently 41.7 feet, proposing 26.8 feet. **Permission to construct a rear two story addition. Premises: A Zone**

7. 1599-1601 Post Road, Map 180, Parcel 78. Petition of S.P.J. 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 32 to 18. **Permission to expand an existing restaurant for additional indoor and seasonal outdoor dining. Premises: CDD**

8. 693 South Pine Creek Road, Map 232, Parcel 83. Petition of Meredith Lind for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 20 feet, currently 15.3 feet, proposing 17.4 feet. **Permission to remove front porch and rebuild on same footprint. Premises: B Zone**

9. 1791, 1801 – 1803 Fairfield Beach Road, Map 234, Parcels 40 & 41. Petition of Paul and Patricia Zecchi for a variance of the Zoning Regulations; Section 11.13 to reduce the setback to Fairfield Beach Road from 45 feet, currently 24.8 feet, proposing 24.6 feet, and Section 11.11.3 to reduce the side yard setback from 6 feet, currently 2.7 feet, proposing 2.7 feet, and to reduce the sum of two side yard setbacks from 40.3 feet, currently 16 feet, proposing 16 feet, and Section 2.8.1 to expand an existing nonconformity. **Permission to renovate and expand a 2nd dwelling on one parcel. Premises: BD**

10. 51 Daves Lane, Map 243, Parcel 281. Petition of Christopher and Sarah Saven for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 26.1 feet, proposing 24.0 feet, and Section 5.2.5 to increase the maximum allowed lot coverage from 15%, currently 20%, proposing 20.6%. **Permission to construct a new front covered porch and rear landing with steps. Premises: R-3**

11. 254 Roselle Street, Map 31, Parcel 26. Petition of 254 Roselle Street, 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, currently 10,960, proposing 5,360 and to reduce the square from 60 feet, currently 100 feet, proposing 49 feet. **Permission to establish a building lot for a single family dwelling. Premises: B Zone**

12. 254 Roselle Street, Map 31, Parcel 26. Petition of 254 Roselle Street, 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 two family from 9,000, currently 10,960, proposing 5,600 and to reduce the square from 60 feet, currently 100 feet, proposing 51 feet, and Section 5.2.5 to increase the maximum allowed total floor area from 50%, currently 28.3%, proposing 55.4%. **Permission to establish an existing two family dwelling. Premises: B Zone**

13. 1560 Post Road, Map 180, Parcel 264. Petition of Haralambos Giagkus for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces from 7 to 0. Permission to establish 250 square feet for outdoor seasonal dining. Premises: CDD

14. 1424 Fairfield Beach Road, Map 234, Parcel 96. Petition of Syllas Howland and Mary Jean Howland for a variance of the Zoning Regulations; Section 2.8.1.1. to extend a single family dwelling that currently has two dwellings in one lot. Permission to add a 2nd floor dormer to the primary structure. Premises: BD

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK