

**TOWN OF FAIRFIELD**  
**ZONING BOARD OF APPEALS**  
**NOTICE OF PUBLIC HEARING**

**The ZBA will hear the following Applications on Thursday, April 7, 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: March 25, 2011 and April 1, 2011**



**GENERAL DOCKET**

- 1. 35 Newell Place, Map 139, Parcel 12. Petition of James and Julie Servilla for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 25.79 feet, proposing 28.2 feet; and to reduce the rear setback from 30 feet, currently 29.8 feet, proposing 29.8 feet. **Permission to construct a one story addition. Premises: A Zone****
- 2. 411 Harbor Road, Map 241, Parcel 3. Petition of Ari and Rachel Abramowitz for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 35.7 feet, proposing 39 feet. **Permission to construct a second floor dormer. Premises: R-3 Zone****
- 3. 448 Springer Road, Map 121, Parcel 28Z. Petition of Taegun Moon and Rachel Dreyfus for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 50 feet, currently 32 feet, proposing 35 feet; and to reduce the side setbacks from 25 feet, currently 19.8 feet, proposing 16.1 feet; and Section 5.2.5 to increase the total floor area from 20%, currently 15.4%, proposing 21.3%. **Permission to construct a 2<sup>nd</sup> floor addition with a dormer and balcony. Premises AA Zone****
- 4. 22 Pine Tree Lane, Map 76, Parcel 56. Petition of Robert and Joyce Pistey for a variance of the Zoning Regulation; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 34.5 feet, proposing 34.5 feet. **Permission to enclose an existing covered porch. Premises: R-3 Zone****
- 5. 1397 Fairfield Beach Road, Map 184, Parcel 99. Petition of George and Harriet Wiswell for a variance of the Zoning Regulations; Section 11.12 to reduce the setback from**

Long Island Sound; currently 85.9 feet, proposing 76.3 feet; and Section 11.11.2 to reduce the side yard setback from 5 feet, currently 2.3 feet, proposing 2.3 feet. **Permission to enclose two porches and convert to heated space. Permission: BD Zone**

**6. 879 Bronson Road**, Map 177, Parcel 186. Petition of Lance and Kristie Delaney for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, currently 10.4 %, proposing 10.4% and Section 5.2.4 to reduce the side setback from 25 feet; currently 9.2 feet; proposing 9.2 feet. **Permission to legitimize a construction error of an extended screen porch. Premises: AA Zone**

**7. 201 Elm Street**, Map 141, Parcel 196. Petition of Carmen Cotto for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side yard setback for a structure less than 60 feet from a street line from 10 feet, proposing 4 feet. **Permission to construct a shed. Premises: A Zone**

**8. 184 Buena Visa Road**, Map 29, Parcel 233. Petition of Keith and Michele McMahon for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 23.4%, proposing 25%. **Permission to construct a one story addition and a rear elevated deck. Premises: A Zone**

**9. 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 9,514 square feet. **Permission to create an easement to gain access to a new building lot through an existing parking lot. Premises: C Zone**

**10. 330 Grasmere Avenue**, 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 signs on the front of the building from 1, proposing 2. **Permission to relocate the sign on the west side of the building to the south side (front) of the building. Premises: DI Zone**

**11. 269 Palamar Drive**, Map 74, Parcel 151. Petition of Jeffery and Marielle Schare for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 13.46 feet, proposing 13.27 feet. **Permission to construct a one story addition. Premises: R-3 Zone**

**12. 46 Rutland Avenue**, Map 38, Parcel 36. Petition of Robert Distinti for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size for a two family dwelling from 9,000 sq. feet, currently 4,650 square feet, proposing 4,650 square feet. **Permission to legitimize a two family dwelling. Premises: B Zone**

**13. 51 Dwight Street**, Map 182, Parcel 84. Petition of Beau and Laura Campfield for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.4%, proposing 20.4%. **Permission to remove an existing deck and build a one story addition. Premises: A Zone**

**14. 1199 Hillside Road, Map 173, Parcel 69. Petition of Spencer and Dana Weneck 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 52 feet. Permission to install a propane tank and a central air condensing unit. Premises: AAA Zoone**

**ROBERT BRENNAN, CHAIRMAN**

**KEVIN COYNE, SECRETARY**

**JOSEPHINE KEOGH, CLERK**