

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

**The ZBA will hear the following Applications on Thursday, May 5, 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: April 20, 2011 and April 27, 2011**



**CONTINUED DOCKET**

**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**

**GENERAL DOCKET**

**1. 401 Davis Road**, Map 47, Parcel 148. Petition of Susan and Kevin Coyne for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback and rear line setback from 40 feet, currently 27.9 feet, proposing 30.7 feet, and from 30 feet, currently 23.68 feet, proposing 22.26 feet. **Permission to construct a 2<sup>nd</sup> floor addition.** **Premises R-3 Zone**

**2. 82 Newman Place**, Map 28, Parcel 505. Petition of Daniel and Kristen Vinocour for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the minimum required unattached accessory structure setback from 4 feet, currently 4.1 feet, proposing 3 feet. **Permission to construct a new detached garage.** **Premises: A Zone**

**3. 350 Edward Street**, Map 138, Parcel 244. Petition of Brigid Killelea and Chad Czaplak for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 20.3%, proposing 21.9%. **Permission to construct a one story one car garage.** **Premises A Zone**

**4. 1086 Cedar Road**, Map 246, Parcel 41. Petition of Gifford Cochran for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line

setback from 50 feet, currently 32.2 feet, proposing 36.4 feet; and Section 31.2.31 to increase the height of a masonry wall from 6 feet, proposing 8 feet. **Permission to construct an open cupola and archway and to construct two (2) 8 feet high entrance archways. Premises: AA Zone**

**5. 2107 North Benson Road**, Map 123, Parcel 43. Petition of Ralph and Mary Demasi for a variance of the Zoning Regulations; Section 6.3.3 to allow an accessory apartment in an existing residence that had construction within the last five years. **Permission to establish an accessory apartment. Premises: R-3 Zone**

**6. 600 Commerce Drive**, Map 80, Parcel 136 & 137. Petition of Penczer Associates for a variance of the Zoning Regulations; Section 21.9 to reduce the street line setback from 25 feet, currently 16 feet, proposing 16 feet. **Permission to enclose an existing open deck to establish year round seating. Premises: DI Zone**

**7. 1482 Bronson Road**, Map 176, Parcel 13. Petition of Max Bender for a variance of the Zoning Regulations; Section 5.2.5 to increase the total floor area from 20%, currently 20.24, proposing 29.05; and Section 5.2.4 to reduce the side yard setbacks from 25 feet, currently 5.1 feet, proposing 5.1 feet, and from 25 feet, currently 14.5 feet, proposing 14.5 feet. **Permission to construct two (2) second floor additions. Premises: AA Zone**

**8. 1304 Stratfield Road**, Map 28, Parcel 540. Petition of TJ Investors, LLC for a variance of the Zoning Regulations; Section 5.1.1 to convert an existing medical office to residential. **Permission to convert an existing non conforming medical office and apartment to its original state as a two family dwelling. Premises: A Zone**

**9. 55 Oyster Road**, Map 139, Parcel 220. Petition of Michael and Anna Kedersha for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and rear property line from 30 feet, currently 25.3 feet, proposing 26.1 feet, to 26.6 feet, and from 30 feet, currently 17.1 feet, proposing 26.6 feet; and Section 5.2.5 to increase the maximum lot coverage from 20%, currently 20%, proposing 20.14%. **Permission to construct a 2<sup>nd</sup> floor addition over existing garage. Premises: A Zone**

**10. 1280 Post Road**, Map 180, Parcel 226. Petition of C.A.T.F. Limited Partnership for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces from 12, to 6. **Permission to establish seating in a frozen yogurt shop. Premises: CDD**

**11. 2123 Fairfield Beach Road**, Map 234, Parcel 74. Petition of Sophie and Charles Urban for a variance of the Zoning Regulations; Section 11.13 to reduce the setback to Fairfield Beach Road, from 25 feet, proposing 21.5 feet, and Section 11.10 to increase the maximum lot coverage from 31.6%, proposing 38.5%. **Permission to construct a detached one car garage. Premises: BD**

**ROBERT BRENNAN, CHAIRMAN**  
**KEVIN COYNE, SECRETARY**  
**JOSEPHINE KEOGH, CLERK**