

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, June 2, 2011 at 2:00 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 1:45 p.m.

This Notice of Public Hearing will be published in the *Fairfield Citizen-News* on the following dates: May 20, 2011 and May 27, 2011



CONTINUED DOCKET

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

GENERAL DOCKET

1. 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 11,885 sq. ft. to 9,514 sq. ft. Permission to create an easement to gain access to a new building lot through an existing parking lot. Premises: C Zone

2. 384 Sasapequan Road, Map 74, Parcel 361. Petition of Carol Callahan for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 10.5%, proposing 21.7%, and Section 5.2.4 to reduce the rear setback from 30 feet, currently 14.8 feet, proposing 14.8 feet. Permission to construct a new two story addition. Premises: A Zone

3. 601 Kings Highway, Map 79, Parcel 15-16. Petition of 601 Kings Highway, Fairfield LLC for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off street parking spaces previously approved from 42 to 9 for out door dining, now proposing from 42 to 9. Permission to construct an addition to permit year round dining. Premises: DCD

4. **43 Thor Place**, Map 145, Parcel 62. Petition of Scott and Maureen Sawyer for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 11.7, proposing 7.0. **Permission to construct a new open front porch. Premises: A Zone**
5. **780 Hillside Road**, Map 174, Parcel 37. Petition of Brendan and Kathryn Sullivan for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 32.9 feet, proposing 32.9 feet and 37.1 feet, and side yard setback from 30 feet, currently 22.3 feet, proposing 22.3 feet. **Permission to construct a 2nd floor addition and a two story addition. Premises: AAA Zone**
6. **494 Pequot Avenue**, Map 241, Parcel 197. Petition of Anne Estelle for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 18.5 feet, proposing 16.7 feet. **Permission to reconstruct front stairs. Premises: A Zone**
7. **27 Montauk Street**, Map 30, Parcel 433. Petition of Mark and Sarah Pollex for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback and the sum of side yards from 7 feet, currently 9.1 feet, proposing 2.6 feet, and 25 feet, currently 24.9 feet, proposing 11.4 feet. **Permission to rebuild existing garage and attach to dwelling. Premises: A Zone**
8. **201 Grandview Road**, Map 47, Parcel 210. Petition of Charles and Tania Thomas for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 16.52%, proposing 16.2%. **Permission to remove an existing deck and build a two story addition in its place. Premises: R-3**
9. **82 Newman Place**, Map 28, Parcel 505. Petition of Daniel and Kristen Vinocour for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 23.28%, proposing 24.02%, and section 5.2.4.3 to reduce the setbacks for an accessory structure from 4 feet, and 4 feet, currently 4.3 feet and 4.1 feet, proposing 3 feet and 3 feet. **Permission to construct a new detached one car garage. Premises: A Zone**
10. **73 Eastfield Drive**, Map 49, Parcel 155. Petition of Peter and Maria Lazor for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 29 feet, proposing 7 feet. **Permission to construct a two story two car garage addition. Premises: R-3 Zone**
11. **494 Harbor Road**, Map 241, Parcel 24. Petition of Louisa Heuman for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required rear property line and side yard setback from 10 feet, currently 2.2 feet, proposing 2.2 feet, and 10 feet, currently 14.5 feet, proposing 8.1 feet. **Permission to rebuild and enlarge existing garage. Premises: R-3**
12. **332 Fairview Avenue**, Map 128, Parcel 272. Petition of Andrew Drumm and Colleen Kramer for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 11.9 feet, proposing 12.2 feet,

and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 17.8%, proposing 21.1%. **Permission to construct a rear deck. Premises: A Zone**

13. 165 Reef Road, Map 182, Parcel 620. Petition of Omar Mureebe for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 7.6 feet, proposing 19.7 feet. **Permission to construct a two story addition. Premises: A Zone**

14. 1623-1624 Fairfield Beach Road, Map 234, Parcel 22, 117. Petition of Barbara Bertozza, Castelli and Jose Meller for a variance of the Zoning Regulations; Section 11.7 to increase the dwelling height from 30 feet, proposing 31.33 feet, and Section 11.1.1 to permit to construct two dwellings on one parcel. **Permission to remove two existing dwellings and construct two new dwellings. Premises: BD**

15. 657 Mill Hill Road, Map 228, Parcel 87. Petition of Frank and Jean Gallinelli for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 31.2 feet, proposing 31.2 feet. **Permission to enclose existing open porch to heated space. Premises: R-3**

16. 155 Halley Avenue, Map 79, Parcel 92. 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 family from 10,000 sq. ft., currently 7,000 sq. ft., proposing 7,000 sq. ft. **Permission to construct a three family dwelling. Premises C Zone**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK