

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, July 7, 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: June 24, 2011 and July 1, 2011



CONTINUED DOCKET

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**

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**

GENERAL DOCKET

1. 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 square feet, currently 10,960 square feet, proposing 4,960 square feet. Reduce the minimum square required on a lot from 60 square feet, currently 99 square feet, proposing 45 square feet. **Permission to establish a building lot. Premises B Zone**

2. 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 square required on a lot from 60 square feet, currently 99 square feet, proposing 54.55 square feet, and to reduce the minimum required lot size for a two family dwelling from 9,000 square feet,

currently 10,960 square feet, proposing 6,000 square feet. **Permission to establish a legal non-conforming two family dwelling. Premises: B Zone**

3. 66 Beaver Brook Lane, Map 26, Parcel 274. Petition of Jason and Ingrid Prueher for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback and side yard setback from 40 feet and 15 feet, currently 24.7 feet and 12.4 feet, proposing 24.7 and 12.4 feet. **Permission to construct a 2nd floor dormer. Premises R-3**

4. 433 Pine Creek Avenue, Map 234, Parcel 247. Petition of Robert and Nancy Strong for a variance of the Zoning Regulations; Section 11.10 to increase the allowable lot coverage from 23.61%, currently 25.5%, proposing 25.5%, and Section 11.14.1 to reduce the minimum setback from pine creek from 43 feet, currently 26.5 feet, proposing 35.1 feet. **Permission to construct an attic deck and stair case along with rooftop walkway. Premises BD**

5. 120 Eastfield Drive, Map 49, Parcel 125. Petition of Mary and Geoff Wargo for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 11.8%, proposing 17.6%. **Permission to construct a rear one story addition. Premises: R-3 Zone**

6. 358 Lalley Boulevard, Map 138, Parcel 274. Petition of Brian and Marina Henninger for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 20%, proposing 20.6%. **Permission to legitimize a construction error. Premises: A Zone**

7. 1359 Unquowa Road, Map 179, Parcel 254. Petition of Karl and Jennifer Elias for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 15.77%, proposing 15.57%. **Permission to construct an addition. Premises: R-2 Zone**

8. 312 Edward Street, Map 138, Parcel 275. Petition of David and Sandra Boback for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side yard setback for an accessory structure from 10 feet, proposing 5.5 feet. **Permission to construct an inground pool. Premises A Zone**

9. 80 Wellington Drive, Map 251, Parcel 35A. Petition of John Kudweis for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 30 feet, currently 51.4 feet proposing 28.1 feet. **Permission to construct an addition. Premises: AAA Zone**

10. 104 Palamar Drive, Map 74, Parcel 83. Petition of Andrew Calamri and Coleen Sullivan for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback and street line setback from 15 feet and 40 feet, currently 6.4 feet and 25.1 feet, proposing 10.2 feet and 25.1 feet, and Section 5.2.5 to increase the maximum allowable lot coverage from 15%, currently 14.49%, proposing 16.63%. **Permission to construct an open porch and an addition. Premises: R-3 Zone**

- 11. 281 Fairview Avenue**, Map 143, Parcel 31. Petition of Kevin and Frances Nolan for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 25%, proposing 25%, and to increase the maximum total floor area from 40%, currently 42.2%, proposing 44.65%, and Section 5.2.4 to reduce the side yard setback from 7 feet, currently 6.7 feet, proposing 6.7 feet. **Permission to construct an addition and to legitimize pre-existing conditions. Premises: A Zone**
- 12. 18 Round Hill Drive**, Map 145, Parcel 19. Petition of James and Melissa Murphy for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 50 feet, proposing 25.5 feet. **Permission to construct a detached screen porch with fire place. Premises AA Zone**
- 13. 78 Valley View Place**, Map 123, Parcel 117. Petition of David and Danielle Gorski for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required sum of the side setbacks from the two side property lines from 25 feet, currently 24.7 feet, proposing 24.7 feet. **Permission to construct a 2nd floor addition. Premises: A Zone**
- 14. 3657 Park Avenue**, Map 7, Parcel 145. Petition of Myron Smith for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 29.7 feet, proposing 21 feet; and Section 5.2.5 to increase the maximum allowable lot coverage from 20%; currently 17.5%; proposing 23.4%. **Permission to construct a one story addition. Premises: A Zone**
- 15. 226 Shelter Rock Road**, Map 74, Parcel 264. Petition of Woodrow and Kathleen Gaskin for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 16.4%, proposing 16.8%. **Permission to construct a new front porch. Premises: R-3 Zone**
- 16. 472 Rowland Road**, Map 183, Parcel 79. Petition of Ursula Natorp for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 19.3%, proposing 22.5%, and to increase the maximum total floor area from 40%, currently 39.9%, proposing 43.12%. **Permission to construct a detached two car garage. Premises: A Zone**
- 17. 330 Grasmere Avenue**, Map 128, Parcel 123. Petition of H H East Parcel, 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 25 to 12. **Permission to establish a Five Guys Restaurant. Premises: DCD Zone**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK