

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, October 6, 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: September 21, 2011 and September 28, 2011



- 1. 323 Old Dam Road, Map 234, Parcel 224, Petition of Daniel Epifano for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, proposing 24.5% and to increase the maximum total floor area from 30%, proposing 45%, and Section 5.2.4 to reduce the street line setback from 30 feet proposing 16 feet; and Section 5.2.6 to reduce the minimum ground floor square feet from 800 square feet, proposing 696 square feet. **Permission to construct a new three (3) story building. Premises: Flood Plain District.****
- 2. 535 Westport Turnpike, Map 258, Parcel 51. Petition of Justin and Christy Charise for a variance of the Zoning Regulations, Section 5.2.4 to reduce the minimum required side line setback from 30 feet, currently 16 feet, proposing 16 feet. **Permission to construct a rear deck. Premises: AAA Zone****
- 3. 255 Meadowbrook Road, Map 128, Parcel 231, Petition of Mark Berish for a variance of the Zoning Regulations, Section 5.2.5 to increase the maximum lot coverage from 20%, currently 27.8%, proposing 33.7%, and Section 5.2.4 to reduce the street line setback from 22 feet, currently 11.8 feet, proposing 2.2 feet. **Permission to construct a front porch. Premises: Z Zone****
- 4. 233 Springer Road, Map 121, Parcel 27F. Petition of Robert and Jennifer Covino for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, currently 11.9%, proposing 12.3%. **Permission to construct a shed. Premises: AA Zone****
- 5. 789 Harbor Road, Map 241, Parcel 14. Petition of Southport Realty Corporation for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear setbacks from 30 feet, currently 0 feet, proposing 0 feet, and the side setback from 15 feet, currently 0.5 feet,**

proposing 0.5 feet, and the street line setbacks from 40 feet, proposing 4.9 feet, currently 4.9 feet. **Permission to raise existing dwelling and make alterations per drawings.**

Premises: R-3 Zone

6. 314 Birch Road, Map 138, Parcel 163. Petition of Armen and Dede Keteyian for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, 21.9%, proposing 22.8%, and to increase the maximum total floor area from 40%, 48.13%, proposing 49.26%. **Permission to construct a one story addition and rear landing and stairs. Premises: A Zone**

7. 232 Lucille Street North, Map 74, Parcel 47. Petition of Matthew and Nancy Pires for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 51.3 feet, proposing 30.3 feet. **Permission to construct a new attached garage. Premises: R-3**

8. 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 22.1%. **Permission to construct a one story addition. Premises: A Zone**

9. 339 Riverside Drive, Map 130, Parcel 32. Petition of Alejandra Madrigal and Rodrigo Arana for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 26.1 feet, proposing 26 feet, and to reduce the side and sum of two side line setbacks from 7 feet and 25 feet, currently 3.6 feet and 13.3 feet, proposing 3.15 feet and 12.9 feet, and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 22.6%, proposing 23.2%. **Permission to construct a second floor addition. Premises A Zone**

10. 1657 Post Road, Map 180, Parcel 75. Petition of Allonge Holding LLC for a variance of the Zoning Regulations; Section 28.6.15 to reduce the minimum required total number of off-street parking spaces by 6. **Permission to establish a dance studio. Premises: CDBD**

11. 1770 Kings Highway, Map 128, Parcel 123. Petition of JP Morgan Chase Bank for a variance of the Zoning Regulations; Section 29.10.1 to increase the number of signs allowed for one tenant from 2, proposing 3. **Permission to add a sign to the rear of the building facing Kings Highway. Remises: DCD**

12. 196 Alma Drive, Map 147, Parcel 292. Petition of Oliver and Elisha Page for a variance of the Zoning Regulation; Section 5.2.4 to reduce the minimum required sum of the side setbacks from the two side property lines from 20 feet, proposing 18.9 feet. **Permission to construct a one story addition to connect the garage and dwelling. Premises: A Zone**

13. 1233 South Pine Creek Road, Map238, Parcel 91. Petition of Phillip Whalen for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 31.03%, proposing 26.5% and to increase the maximum total floor area from 30%, currently 24.12%, proposing 49.5% and Section 5.2.4 to reduce the street

line setbacks for a corner lot from 30 feet and 22 feet; currently 18 feet and 4.7 feet, proposing 20 feet and 17 feet. **Permission to remove existing dwelling and construct a new two story dwelling. Premises: FPD (R-2)**

14. 100 Ann Street, Map 182, Parcel 715. Petition of John and Michelle Kresser for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 30%, currently 24.2%, proposing 31.3% and Section 5.2.4 to reduce the street line setback from 20 feet, currently 19.2 feet, proposing 19.2 feet. **Permission to construct a two story and second floor addition and a rear deck and porch. Premises: B Zone**

15. 66 Paul Place, Map 182, Parcel 819. Petition of William and Elaine Chaplinsky for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum square from 60 square feet, proposing 50 square feet and to reduce the minimum lot size from 6,000 square feet, proposing 5,460 square feet. **Permission to establish a single family building lot. Premises: B Zone**

ROBERT BRENNAN, CHAIRMAN

KEVIN COYNE, SECRETARY

JOSEPHINE KEOGH, CLERK