

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, December 6, 2012 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:

November 23, 2012 and November 28, 2012



GENERAL DOCKET

- 1. 779 High Street, Map 77, Parcel 598.** Petition of The Estate of Mary Ostrofsky for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size for a single family dwelling from 9,375 square feet, currently 7,700 square feet, proposing 8,400 square feet, and to reduce the minimum square required on a lot from 75 square feet, currently 55 square feet, proposing 60 square feet. **Permission to establish a single family building lot. Premises: A Zone**
- 2. 518 Penfield Road, Map 138, Parcel 205.** Petition of Neal Fishchbach and Amy Gates for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 19.91%, proposing 24% and to increase the maximum total floor area from 40%, currently 37.8%, proposing 45.1%, . **Permission to construct a one-story one-car garage and a two storey addition. Premises: A Zone**
- 3. 2428 Easton Turnpike, Map 24, Parcel 2.** Petition of Cambridge Manor Realty, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 15.13%, proposing 15.45% and to increase the maximum total floor area from 30%, currently 30.42%, proposing 30.74%. **Permission to construct a ten (10) bedroom addition. Premises: R-3 Zone**
- 4. 3115 Redding Road, Map 167, Parcel 24 (a).** Petition of Nancy and Noah Hendler for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback and side yard setback from 60 feet and 30 feet, currently 34 feet and 10.9 feet, proposing 34 feet and 14.5 feet. **Permission to rebuild an existing detached garage with new tool shed. Premises: AAA**
- 5. 171 Birch Road, Map 139, Parcel 155.** Petition of Thomas and Elisabeth Schneider for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%,. Proposing 21.2%. **Permission to legitimize rear masonry steps. Premises: A Zone**
- 6. 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 16.54%. **Permission to construct a one (1) story addition. Premises: R-2 Zone**
- 7. 2005 Fairfield Beach Road, Map 234, Parcel 62 and 156.** Petition of Rebecca and Douglas Bunnell for a variance of the Zoning Regulations; Section 11.11.2 to reduce the minimum required side and sum of side yard setbacks from 5 feet and 10 feet, currently 4.21 feet and 8.6 feet, proposing 4.21 feet and 8.6

feet and Section 11.12 to reduce the setback from Long Island Sound from 151.6 feet, currently 129.3 feet, proposing 129.3 feet and Section 11.13 to reduce the required setback from Fairfield Beach Road on a lot bounded by Long Island Sound, from 45 feet, currently 43.42 feet, proposing 38.9 feet (to house) and 34.9 feet (to steps) and to reduce the setback from Fairfield Beach Road on a lot bounded by Pine Creek, from 25 feet, currently 27.9 feet, proposing 18.5 feet. **Permission to construct a new detached garage, two story addition and raise the existing dwelling to be FEMA compliant. Premised: BD**

8. 50 Sunnie Holme Drive, Map 139, Parcel 382. Petition of Joseph Draper for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and rear line setbacks from 40 feet and 30 feet, Currently 29 feet and 22.6 feet Proposing 32 feet and 26 feet and Section 5.2.5 to increase the maximum allowable total floor area from 30 %, currently 27.7%, proposing 34.3%. **Permission to construct a second floor addition. Premises: R-3**

9. 2821 Congress Street, Map 152, Parcel 5A. Petition of Ward and Alexa Horton for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 25.8 feet, proposing 22.3 feet. **Permission to construct a one story addition. Premises: AAA Zone**

10. 55 Oyster Road, Map 139, Parcel 220G. Petition of Michael and Anna Kedersha for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 20.14%, proposing 20.82%. **Permission to construct an unenclosed set of stairs and landing. Premises: A Zone**

11. 655 Warner Hill Road, Map 228, Parcel 43G. Petition of Laura Whitman and David Downie for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear setback for an accessory structure from 40 feet, proposing 15 feet. **Permission to construct a two car detached garage. Premises: AA Zone**

12. 140 Woods End Road, Map 145, Parcel 59. Petition of Lisa and Brian Cronin for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum log coverage from 20%, currently 17.8%, proposing 20.99%. **Permission to construct a front porch. Premises: A Zone**

13. 244-246 Old Post Road, Map 243 Parcel 19. Petition of Anne Patten for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by 8. **Permission to establish seasonal outdoor seating waiting area. Premises: DI**

14. 84 Oldfield Road, Map 182, Parcel 613. Petition of David Rabideau for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side and sum of side yard setbacks from 7 feet and 25 feet, currently 6.5 feet and 32 feet, proposing 5 feet and 18 feet and Section 5.2.5 to increase the maximum allowable lot coverage from 20 %, currently 20 %, proposing 23.6%. **Permission to construct a one (1) car two (2) story garage and kitchen and bedroom addition. Premised: A Zone**

KEVIN COYNE, CHAIRMAN

DON CAFERRO, SECRETARY

JOSEPHINE KEOGH, CLERK