

TOWN OF FAIRFIELD

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, April 5, 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:

-March 21, 2012 and March 28, 2012



GENERAL DOCKET

1. 232 Hurd Street, Map 182, Parcel 761. Petition of Ted and Sally LeBouthillier for a Variance of the Zoning Regulations Section 5.2.5 to increase the maximum allowable lot coverage From 30%; Currently 27.79%; Proposing 31.20%. Permission to construct a front porch. Premises B Zone
2. 3810 Congress Street, Map 170, Parcel 12. Petition of Shaun and Jennifer Williams for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required street line setback From 60'; Currently 36'; Proposing 43.2'. Permission to construct a 1 & 2 story and 2nd floor additions. Premises: AAA Zone.
3. 211 Harbor Road, Map 231, Parcel 421. Petition of Philip and Patricia King for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required rear property line setback From 30'; Currently 0'; Proposing 8.6' and 10'. Permission to construct (2) two dormers. Premises: R-3 Zone.
4. 531-535 Fairfield Beach Road, Map 138, Parcel 33. Petition of Stephen M. and Deborah J. Carr for a variance of the Zoning Regulations Section 11.1 to permit (2) two dwelling units on (1) one lot and Section 11.10 to increase the maximum allowable lot coverage From 50.8%, Proposing 52.1%. Permission to legitimize a second dwelling unit and to construct an elevated deck. Premises: BD Zone.
5. 84 Pine Creek Ave, Map 238, Parcel 44. Petition of Nicols D. and Julia B. Kennedy for a variance of the Zoning Regulations Section 11.11.1 to reduce the side yard and the sum of side yard setbacks From 9.87' and 5.77', Currently 9.87' and 5.77', Proposing 5.3' and 5.3' and Section 11.13.1 to reduce the setback from the center line of Pine Creek Ave From 45', Currently 19.2', Proposing 24.34'. Permission to construct a (2) two story and attic addition. Premises BD Zone.
6. 1086 Cedar Road, Map 246, Parcel 41. Petition of Nicholas J. Pichotta for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required street line setback and (2) two side yard setbacks From 50', 25', and 25', Currently 32.2', 20.7', and 26.8', Proposing 33.3', 13.9', and 23'. Permission to construct (2) two, 1 story additions. Premises AA Zone.

7. 261 Millard Street, Building B, Map 182, Parcel 214. Petition of Ferry Blvd Partners LLC for a variance of the Zoning Regulations Section 2.8.1.1 to allow the extension of an existing non conforming residential use. Permission to construct an extra dwelling unit. Premises NDBD
8. 500 Mill Hill Terrace, Map 228, Parcel 31. Petition of Rune and Isabelle Johansen for a variance of the Zoning Regulations Section 5.2.5 to increase the maximum lot coverage From 10%, Currently 15.3%, Proposing 16.5% and to increase the maximum total floor area From 20%, Currently 20.3%, Proposing 21.23%. Permission to construct a one story addition and covered rear porch. Premises AA Zone.
9. 824 Riverside Drive, Map 139, Parcel 295. Petition of Ruth and Richard Pavone 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 9,375 sq ft., Currently 15,000 sq ft., Proposing 5,000 sq ft., and to reduce the minimum square required for a lot From 75', Currently 150', Proposing 50'. Permission to establish a building lot. Premises A Zone.
10. 1233 South Pine Creek Road, Map 238, Parcel 91. Petition of One Six Holding, LLC for a variance of the Zoning Regulations Section 5.2.5 to increase the maximum lot coverage From 15%, Currently 14.8%, Proposing 18.3% and to increase the maximum total floor area From 30%, Currently 27.4%, Proposing 30.9% and Section 5.2.4.3 to reduce the street line setback for an accessory structure From 30', Proposing 15'. Permission to construct a detached 1 car garage. Premises R-2 Zone.
11. 320 Lockwood Road, Map 47, Parcel 4. Petition of Steven and Jennifer Ferentzy for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for an accessory structure From 40', Proposing 29.3'. Permission to locate a generator. Premises R-3 Zone
12. 1215 Post Road, Map 180, Parcel 14. Petition of Brick Walk Assoc. LLC for a variance of the Zoning Regulations Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by 4. Permission to establish an additional 135 sq ft. of seasonal outdoor dining. Premises CDBD.
13. 1326 Post Road, Map 180, Parcel 229. Petition of Betty R. Mercurio and ET AL for a variance of the Zoning Regulations Section 30.2 to reduce the distance between Cafes' From 1,500 feet, Proposing 523', 615', 880', 1080', 1155', and 1450'. Permission to establish a Café Restaurant. Premises CDBD
14. 1603 Post Road, Map 180, Parcel 78. Petition of S.P.J. LLC for a variance of the Zoning Regulations Section 30.2 to reduce the distance between Cafes' From 1,500', Proposing 105', 420', 703', 825', and 960'. Permission to establish a Café Restaurant. Premises CDBD.
15. 59 Sanford Street, Map 180, Parcel 257. Petition of Sanford KAP LLC for a variance of the Zoning Regulations Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by 35. Permission to expand and existing restaurant. Premises CDBD.

KEVIN COYNE, CHAIRMAN

DONALD CAFERO Sr., SECRETARY

JOSEPHINE KEOGH, CLERK