

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, July 5, 2012 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 2:45 p.m.

This Notice of Public Hearing will be published in the *Fairfield Citizen-News* on the following dates:

June 22, 2012 and June 27, 2012



CONTINUED DOCKET

1. **48 Sanford Street**, Map 180, Parcel 242. Petition of 50 Sanford Road, LLC for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off street parking by six (6). **Permission to establish 240 square feet of seasonal outdoor dining. Premises: CDD**

GENERAL DOCKET

1. **2150 Post Road**, Map 231, Parcel 380. Petition of Reservoir Associates, LLC for a variance of the Zoning Regulations; Section 31.2.16 to increase the maximum height of roof top equipment from 5 feet to 12 feet 4 inches and reduce minimum setback of two feet from all edges of the building for each foot or portion thereof that the equipment extends above the roof from 24 feet 8 inches to 8 feet 6 inches. **Permission to replace existing antenna and add three (3) new antennas. Premises: DCD**

2. **297 Pine Creek Avenue**, Map 234, Parcel 258-A. Petition of Jeffrey and Robin Nye for a variance of the Zoning Regulation; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 26.33%, proposing 21.55%. **Permission to construct an inground pool (20'x32'). Premises: BD**

3. **229 Eastlawn Street**, Map 182, Parcel 387. Petition of John Wetzel 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 20 feet, currently 16.2 feet, proposing 13.3 feet. **Permission to construct a two story addition. Premises: B Zone**

4. **446 Sturges Road**, Map 179, Parcel 308. Petition of Frank and Kathy Marcinowski for a variance of the Zoning; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 14.2 feet, proposing 21.5 feet. and Section 5.2.5 to increase the maximum allowable lot coverage from 15%, currently 10.2%, proposing 16.9%. **Permission to construct a new 2 ½ story single family dwelling. Premises: R-2**

5. **796 Riverside Drive**, Map 139, Parcel 292. Petition of Timothy and Alissa Schwartz for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback and sum of side line setbacks from 7 feet and 25 feet, currently 7 feet and 14.6 feet, proposing 6.9 feet and 14.4 feet, and

Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 22.7%, proposing 23.4%. **Permission to construct a 2nd floor addition. Premises: A Zone**

6. 945 Round Hill Road, Map 143 Parcel 182. Petition of Thomas Grega for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 50 feet, proposing 20 feet; and Section 5.2.5 to increase the maximum allowable lot coverage from 10%, proposing 14%. **Permission to construct a new 2 ½ story single family dwelling. Premises: AA Zone**

7. 1482 Bronson Road, Map 176 Parcel 13. Petition of Max Bender for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side setback for an accessory structure greater than 100 square feet from 25 feet, currently 5.1 feet, proposing 5.1 feet; and Section 5.2.5 to increase the maximum allowable lot coverage from 10%, currently 14.59%, proposing 14.59%. **Permission to rebuild an existing 2 story, 2 car detached garage. Premises: AA Zone**

8. 537 Cedar Road, Map 226, Parcel 40. Petition of Dmitri and Vera Efimor for a variance of the Zoning Regulations; Section 5.2.4.3 to increase the height of a fence within the accessory structure street line and side line setbacks from 50 feet and 10 feet, proposing 16 feet and 0 feet. **Permission to install an eight (8) inch high fence on the driveway side of the property. Premises: AA Zone**

KEVIN COYNE, CHAIRMAN

DON CAFERRO, SECRETARY

JOSEPHINE KEOGH, CLERK