

**TOWN OF FAIRFIELD**  
**ZONING BOARD OF APPEALS**  
**NOTICE OF PUBLIC HEARING**

The ZBA will hear the following Applications on Thursday, October 4, 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:

September 19, 2012 and September 26, 2012



**CONTINUED DOCKET**

**10. 2527 Bronson Road**, Map 225, Parcel 24. Petition of Charles Zylstra for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side yard setback from 30 feet; currently 14.9 feet; proposing 11.2 feet on north property line and 12 feet on south property line, and to increase maximum allowable lot coverage and total floor area from 10 % and 15%; currently 8.61% and 15.04%; proposing 10.80% and 17.26%. **Permission to construct a two (2) car two (2) story detached garage and additions. Premises: AA Zone**

**GENERAL DOCKET**

**1. 162 Penfield Road**, Map 182, Parcel 183. Petition of Merrie and Glenn Urquhart for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 15.2%, proposing 19.7%. **Permission to construct a one (1) story addition. Premises: R-3 Zone**

**2. 78 Cambridge Street**, Map 130, Parcel 144. Petition of Neil and Lori Petchers for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 24 feet, proposing 24 feet and the sum of two side yard setbacks from 25 feet, currently 21.5 feet, proposing 21.5 feet and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 20.57%, proposing 20.57%. **Permission to remove house to first floor deck and construct a new two and a half story addition and rear deck. Premises: A Zone**

**3. 186 Henry Street**, Map 179, Parcel 136. Petition of Amy Vischio and Christopher Cahill for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear yard setback from 30 feet, currently 31.3 feet, proposing 7.7 feet and Section 5.2.5 to increase the maximum lot coverage from 20%, currently 19.8%, proposing 24.7%. **Permission to construct a two (2) story addition. Premises: A Zone**

**4. 704 Stratfield Road**, Map 30, Parcel 214. Petition of Scott and Christy Casella for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side yard setbacks from one story 20 feet and two story 25 feet, currently 16.1 feet and 16.1 feet, proposing 18 feet and 24.2 feet, and Section 5.2.5 to increase

the maximum allowable lot coverage from 20%, currently 16.78%, proposing 22.72%. **Permission to construct a one story and 2<sup>nd</sup> floor additions with rear porch. Premises: A Zone**

5. **23 Morehouse Drive**, Map 70, Parcel 6. Petition of John J. Lamb for a variance of the Zoning Regulation; Section 2.7 to establish a rear lot and to allow frontage of 29.52 feet to serve two lots. **Permission to establish a single family building lot. Premises: R-3**

6. **2492 Congress Street**, Map 118, Parcel 40. Petition of Gary Kopsco for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the minimum required side line setback for an accessory structure from 25 feet, currently 4.9 feet, proposing 10 feet. **Permission to add on to existing detached garage. Premises: AA Zone**

7. **550 Penfield Road**, Map 138, Parcel 208. Petition of Michael Nelson for a variance of the Zoning Regulations; Section 5.2.5 to increase to increase the maximum lot coverage from 20%, currently, 15.2%, proposing 21.6% and Section 5.2.4 to reduce the sum of two side yard setbacks from 25 feet, currently 17.5 feet, proposing 17.7 feet. **Permission to remove existing dwelling and construct a new single family dwelling. Premises: A Zone**

8. **1964 Post Road**, Map 231, Parcel 369. Petition of Kyong Eun Kim and Jahnnny Kim for a variance of the Zoning Regulations; Section 12.7.6 to reduce the street line setback from 25 feet, currently 14.3 feet proposing 14.3 feet and to reduce the side yard setback from 10 feet, currently 5.7 feet, proposing 5.8 feet. **Permission to construct a second floor addition. Premises: DCD**

9. **506 Jennings Road**, Map 79, Parcel 709. Petition of Anna Nelson for a variance of the Zoning Regulations; Section 5.1.1 to combine two (2) lots and allow two (2) single family dwellings on one lot. **Permission to conjoin two (2) lots into one (1) and allow two (2) existing single family dwellings to remain. Premises: B Zone**

10. **43 Ann Street**, Map 182, Parcel 679. Petition of Honey Blank for a variance of the Zoning Regulations; Section 5.2.5 to increase the total floor area from 50% currently 52.2%, proposing 57.3%. **Permission to reconstruct the first floor and add a one (1) car garage. Premises: B Zone**

**KEVIN COYNE, CHAIRMAN**

**DON CAFERRO, SECRETARY**

**JOSEPHINE KEOGH, CLERK**