

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

The ZBA will hear the following Applications on Thursday, September 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:

August 22, 2012 and August 29, 2012



**GENERAL DOCKET**

1. **72 Willow Street**, Map 241, Parcel 135. Petition of Michele Bell for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 40 feet, proposing 21.1 feet. **Permission to install a generator. Premises: R-3**
2. **68 Donna Drive**, Map 22, Parcel 60. Petition of Linda and Thomas Quinn for a variance of the Zoning Regulation; Section 5.2.4 to reduce the minimum street line setback from 40 feet, currently 36.2 feet proposing 35.3 feet. **Permission to construct a two (2) story addition. Premises: R-3 Zone**
3. **138 Berkley Road**, Map 42, Parcel 86. Petition of Luiza Kosminsky an Enrique Estrada 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 14.8 feet, proposing 14.8 feet. **Permission to construct a 2<sup>nd</sup> floor addition. Premises: B Zone**
4. **53 Cornell Road**, Map 30, Parcel 157. Petition of Peter Zaboretzky for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20 %, currently 16.06%, proposing 21.2%. **Permission to rebuild garage and enclosed entry destroyed by fire. Premises: A Zone**
5. **349 Grandview Road**, Map 47, Parcel 203. Petition of Paul and Stephanie Stellato for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback and street line setback from 15 feet and 40 feet, currently 26.4 feet and 30 feet, proposing 5.6 feet and 31.3 feet for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15 %, currently 17.6%, proposing 19.9%. **Permission to construct a two (2) story addition. Premises: R-3 Zone**
6. **345 Governors Lane**, Map 225, Parcel 13. Petition of \_\_\_\_\_ for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for accessory structure from 60 feet, proposing 30 feet. **Permission to construct a tennis court with 24 foot tall lights and fence under 15 feet in height. Premises: AAA Zone**

7. **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 15 feet. **Permission to construct a second floor addition over new one (1) car garage. Premises: B-Zone**

8. **1241 Post Road**, Map 180, Parcel 11. Petition of Pine Tree Ventures, 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 three (3). **Permission to establish one hundred and twenty (120) square feet of seasonal outdoor dining. Premises: CDD**

9. **347 Lalley Boulevard**, Map 138, Parcel 185. Petition of Jeffrey and Laurie Stefanowicz 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 and to reduce the street line setbacks from 25 feet and 30 feet, currently 17.9 feet and 29.8 feet proposing 17.9 feet and 29.8 feet. **Permission to construct a second floor addition. Premises: A Zone**

**KEVIN COYNE, CHAIRMAN**

**DON CAFERRO, SECRETARY**

**JOSEPHINE KEOGH, CLERK**