

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, May 3, 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:

-April 20, 2012 and April 25, 2012



GENERAL DOCKET

1. **3657 Park Ave**, Map 7, Parcel 145. Petition of Myron Smith for a Variance of the Zoning Regulations Section 5.2.5 to increase the maximum lot coverage From 20%, Currently 23.4%, Proposing 24.3%. Permission to construct two (2) sets of landings and stairs. Premises A Zone
2. **315 Palamar Drive**, Map 74, Parcel 148. Petition of Marilyn Lawrence for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required street line and side line setbacks From 40 & 15', Currently 39.5' & 11', Proposing 39.5' & 11'. Permission to construct a second floor addition. Premises: R-3 Zone.
3. **18 Bloomfield Drive**, Map 44, Parcel 90. Petition of Kevin Muller for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line and side line setbacks From 40' & 10', Proposing 8, & 2' and Section 5.2.5 to increase the maximum required lot coverage and total floor area ratio From 15% & 30%, Currently 16.8% & 25.5%, Proposing 22.2% & 30.9%. Permission to construct a detached garage. Premises: R-3 Zone.
4. **48 Sanford Street**, Map 180, Parcel 242. Petition of 50 Sanford Rd, 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 12. Permission to establish season outdoor seating. Premises: CDD Zone.
5. **193 Merwins Lane**, Map 223, Parcel 398. Petition of Stan Pomichter and Parul Sahai 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 30', Proposing 20.6'. Permission to construct a shed. Premises: AAA Zone.
6. **147 Trail Street**, Map 72, Parcel 79. Petition of Leslie Richmond for a variance of the Zoning Regulations Section 5.2.4 to reduce the required street line setback From 40', Currently -1.3', Proposing -1.3'. Permission to construct a second floor addition. Premises: R-3 Zone.

7. **880 Post Road**, Map 141, Parcel 82. Petition of Sunny Daes of Fairfield, LLC for a variance of the Zoning Regulation Section 28.6.12 to reduce the minimum required total number of off-street parking spaces From 31, To 23. Permission to establish seasonal outdoor seating. Premises: DCD Zone.
8. **355 Pine Creek Ave**, Map 234, Parcel 253. Petition of Scott and Jennifer Mallek for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for an accessory structure From 30', Currently 25.8', Proposing 24' and Section 5.2.5 to increase the maximum allowable lot coverage From 15%, Currently 21%, Proposing 19.6%. Permission to remove an existing garage and rebuild a new garage with finished second floor. Premises: FPD/R-2 Zone
9. **140 Sherman Street**, Map 180, Parcels 103 & 54. Petition of 140 Sherman Street – Fairfield LLC for a variance of the Zoning Regulations Section 28.6.5 to reduce the minimum required total number of off-street parking From 117, Proposing 109. Permission to convert 8,365 sq. ft. of office use to medical use. Premises: CDBD.
10. **84 Pine Creek Ave**, Map 238, Parcel 44. Petition of Nicols and Julia Kennedy for a variance of the Zoning Regulations 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 elevate the existing house and add a second floor. Premises: BD Zone
11. **214 Fairfield Woods Road**, Map 46, Parcel 152. Petition of Sheila H. Marmion for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required street line setback From 40', Currently 21.3', Proposing 37.2'. Permission to construct a rear dormer. Premises: R-3 Zone.
12. **232 Middlebrook Drive**, Map 147, Parcel 258. Petition of Susan Theis-Constantino for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback From 30', Currently 29.1', Proposing 29.1'. Permission to construct a second floor with attic above. Premises: A Zone
13. **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 25. Permission to expand an existing restaurant. Premises CDBD.
14. **329 Greenfield Hill Road**, Map 173, Parcel 34. Petition of Amy Ruggiero for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side yard setback for an accessory structure From 30', Proposing 10' and Section 5.2.5 to increase the maximum allowable lot coverage From 10%, Currently 10.13%, Proposing 11.25%. Permission to remove existing garage and build new garage with balcony. Premises: AAA zone.

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK