

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, February 7, 2013 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:

January 23, 2013 and January 30, 2013



CONTINUED DOCKET:

3. 2428 Easton Turnpike, Map 24, Parcel 2. Petition of Cambridge Manor Realty, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 15.13%, proposing 15.45% and to increase the maximum total floor area from 30%, currently 30.42%, proposing 30.74%. **Permission to construct a ten (10) bedroom addition. Premises: R-3 Zone**

6. 700 Rowland Road, Map 183, Parcel 3. Petition of Peter Quinn for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side yard setbacks from 25 feet, currently 25.3 feet, proposing 17 feet; and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 27%, proposing 26.9%; and to increase the maximum allowable total floor area from 40%, currently 28.2%, proposing 42.3%. **Permission to construct a new single family dwelling. Premises: A Zone**

8. 55 Range Road, Map 244, Parcel 82. Petition of Donna Galbo for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, proposing 12.1%. **Permission to legitimize calculating error by surveyor. Premises: AA Zone**

GENERAL DOCKET:

1. 15 Penfield Place, Map 138, Parcel 242. Petition of Juliann Hudson for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line, rear line and the sum of two side yard line setbacks from; 30', 30', and 25', currently; 12.3', 12.9', and 21.2', proposing; 20', 10', and 20'; and section 5.2.5 to increase the maximum allowable lot coverage and total floor area from 20% and 40%, currently 36.2% and 34.9%, proposing 31.3% and 62.2%. **Permission to demo existing dwelling due to hurricane sandy and rebuild a new 2-1/2 story F.E.M.A. compliant single family dwelling. Premises: A Zone**

2. 383 South Benson Road, Map 139, Parcel 254. Petition of Joseph Garin for a variance of the Zoning Regulations to reduce the secondary street line setback on a corner lot and the minimum side yard line setback from, 22' and 7', currently 13.7' and 5.3', proposing 13.7' and 5.3'; and section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 20.7%, proposing 20.9%. **Permission to construct a 2 story and a 2nd floor addition. Premises: A Zone**

- 3. 131 Carlynn Drive**, Map 138, Parcel 37. Petition of David and Ann Farrington for a variance of the Zoning Regulations section 5.2.5 to increase the maximum allowable lot coverage from 20%, Currently 21% proposing 22.4%. **Permission to enlarge an existing front porch due to home being elevated to meet new F.E.M.A. regulations. Premises: A Zone**
- 4. 138 Edge Hill Road**, Map 141, Parcel 165. Petition of David Boltin for a variance of the zoning Regulations section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 20.4%, proposing 21.5%; **Permission to rebuild an existing two (2) garage that was damaged by a tree during hurricane Sandy. Premises: A Zone**
- 5. 38 Catherine Terrace**, Map 182, Parcel 320. Petition of Greg and Bridget Toothaker for a variance of the Zoning Regulations section 5.2.4 to reduce the minimum required sum of the side setbacks from the two (2) side property lines from 20', currently 34.4', proposing 14.6'; **Permission to construct a new two (2) story addition. Premises: B Zone**
- 6. 288 Puritan Road**, Map 139, Parcel 152. Petition of Justin James and Jennifer Gardner for a variance of the Zoning Regulations section 5.2.5 to increase the maximum lot coverage from 20%, Currently 24.5%, proposing 23.99%. **Permission to rebuild their 2-1/2 story single family dwelling destroyed by hurricane Sandy. Premises: A Zone**
- 7. 194 Millard Street**. Map 182, Parcel 138. Petition of William Leavy for a variance of the Zoning Regulations section 5.2.4 to reduce the minimum required sum of the side setbacks from the two (2) side property lines from 20', currently 17.5', proposing 17.5'. **Permission to construct a new 1-1/2 story addition over an existing 1 story dwelling. Premises: B Zone**
- 8. 80-90 Kings Highway Cutoff**. Map 80, Parcel 174 & 176. Petition of Country Realty Co for a variance of the Zoning Regulations section 12.7.6.1 to reduce the street line setback from 25', currently 6', proposing 10.8'. **Permission to remove an existing building and construct a new 1 story structure attached to an existing building. Premises: DCD Zone.**
- 9. 1262 Post Road**. Map 180, Parcel 224. Petition of 1262 Post Road LLC for a variance of the Zoning Regulations 28.6.12 to reduce the total number of parking spaces from 91, proposing 59; and section 12-7-6-2 to reduce the side yard setback from 10/0, proposing 5.3'. **Permission to construct a one (1) story addition and to convert existing office space to restaurant use. Premises: DCD Zone**

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK