

TOWN OF FAIRFIELD

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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

March 20, 2013 and March 27, 2013



CONTINUED DOCKET:

4. 345 Governors Lane, Map 225, Parcel 13. Petition of Craig Dean for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 60 feet, proposing 33.5 feet. Permission to construct twenty-three foot high pole lights. Premises: AAA Zone

9. 178 Pine Creek Avenue, Map 238, Parcel 34, Petition of Coastal Construction Group for a variance of the Zoning Regulations; Section 11.3 to reduce the minimum lot area from 8,972 square feet, proposing 7,602 square feet, and Section 11.7 to increase the allowable height of a structure from 30 feet, proposing 32.4 feet, and Section 11.10 to increase the allowable lot coverage from 20%, currently 37.03%, proposing 29.19%, and Section 11.12 to reduce the minimum setback from Long Island sound from 90.7 feet, currently 103 feet, proposing 75.5 feet, and section 11.13 to reduce the minimum setback from Pine Creek avenue from 45 feet, currently 9.2 feet, proposing 25.1 feet. Permission to construct a two story single family dwelling. Premises: BD

10. 186 Pine Creek Avenue, Map 238, Parcel 33. Petition of Coastal Construction Group for a variance of the Zoning Regulations; Section 11.7 to increase the allowable height from 30 feet, proposing 32.4 feet, and section 11.10 to increase the allowable lot coverage from 20%, currently 25.24%, proposing 30.2%, and Section 11.12 to reduce the minimum setback from Long Island Sound from 90.7 feet, currently 104 feet, proposing 84.3 feet, and Section 11.13 to reduce the minimum setback from Pine Creek Avenue from 45 feet, currently 14.9 feet, proposing 25.9 feet. Permission to construct a new single family dwelling. Premises: BD

GENERAL DOCKET:

1. 605 Penfield Road, Map 138, Parcel 136. Petition of Jeffrey and Julie Hopkins for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet; currently 27.7 feet, proposing 26.2 feet, and reduce from 20 feet, proposing 18.6 feet, and the sum of two side property lines from 25 feet, currently 21.3 feet, proposing 19.6 feet and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 21.4%, proposing 23.9%. Permission to construct additions and decks to an elevated FEMA compliant dwelling. Premises: A Zone

2. 377 Meadowbrook Road, Map 143, Parcel 3. Petition of Alexis and Timothy Yates for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 23.2%, proposing 24.3%. Permission to construct a 2nd floor addition over an existing deck. Premises: A Zone

3. 742 Kings Highway West, Map 243, Parcel 148C. Petition of Southport Business Center, LLC for a variance of the Zoning Regulations; Section 12.7.6.4 to reduce the rear setback from a residence district from 30 feet, proposing 10 feet. Permission to construct a two story structure with a two car garage and office space on second floor. Premises: DCD
4. 496 Beach Road, Map 139, Parcel 170. Petition of Kenneth Murphy for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 30 feet, proposing 14 feet, and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 16.8%, proposing 22%. Permission to construct a detached one story two car garage. Premises: A Zone
5. 74 Middlebrook Road, Map 147, Parcel 240. Petition of Michael and Diane Bourque for a variance of the Zoning Regulations; Section 5.2.4 to reduce the setback from one side from 7 feet currently 17.6 feet, proposing 3.3 feet, and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 19.92%, proposing 23.3%. Permission to remove a screen porch and construct a one story addition with rear deck and attach existing detached garage. Premises: A Zone
6. 36 South Street, Map 231. Parcel 161. Petition of Thomas and Robin Charron for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side setback for an accessory structure from 10 feet, currently 4.22 feet, proposing 4.22 feet, and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 19.95, proposing 20.5%. Permission to construct a 2nd floor to an existing detached garage with landing an exterior stairs. Premises: A Zone
7. 1175 Bronson Road, Map 177, Parcel 191A. Petition of Scott Jamson for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 43,560 square feet, proposing 21, 986 square feet and to reduce the minimum required lot square from 135 square feet, proposing 121.73 square feet, and Section 5.2.5 to increase the maximum allowable floor area from 20%, proposing 20.5%. Permission to convey portion of existing property to an adjoining owner. Premises: AA Zone
8. 1262 Post Road, Map 180, Parcel 224. Petition of 1262 Post Road, Holdings, LLC for a variance of the Zoning Regulations; Section 28.6.7 and 28.6.12 to reduce the required parking for a retail/restaurant use from 73 spaces, proposing 59 parking spaces. Permission to establish a new restaurant and retail space. Premises: CDD
9. 247 Puritan Road, Map 138, Parcel 84. Petition of John and Donna Colavito for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 20.10%, proposing 22.95%. Permission to elevate dwelling due to new FEMA regulations and to construct a new porch and rear deck with stairs. Premises: A Zone
10. 243 Verna Hill Road, Map 173, Parcel 30. Petition of Erik Swenson for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street setback from 60 feet, currently 37.1 feet, proposing 32.4 feet and two (2) side yard setbacks from 30 feet, currently 24.6 feet, proposing 26.0 feet and 29.5 feet, and Section 5.2.5 to increase the maximum total floor area from 15%, currently 11.6%, proposing 16.4%. Petition to construct a two story and second floor additions. Premises: AAA Zone
11. 608 Harbor Road, Map 241, Parcel 43. Petition of William Douglass III for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 10.1 feet, proposing 12.8 feet. Permission to construct a one story sunroom. Premises: R-3 Zone
12. 114 Eunice Avenue, Map 138, Parcel 92. Petition of Robert and Cathleen O'Boyle for a variance of the Zoning Regulations; Section 5.2.4.1 to reduce the side yard setback for unenclosed porch from 5 feet currently 7.1 feet, proposing 4.3 feet and Section 5.2.4.2 to reduce the street line setback for an open porch and stairs from 20 feet, currently 31.7 feet proposing 19.4 feet, and Section 5.2.5 to increase the maximum allowable lot coverage and total floor area from 20% and 40%, currently 23% and 41.4%, proposing 25% and 41.4%. Permission to elevate an existing dwelling, add new front side and rear porches and to legitimize a rear mudroom addition that did not have a permit. Premises: A Zone

13. 54 Melville Avenue, Map 33, Parcel 163. Petition of 54 Melville Associates, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required rear property line setback from 20 feet, currently 2.7 feet, proposing 8.8 feet. Permission to construct a rear dormer. Premises B Zone.

14A. 157 Woodrow Avenue, Map 243, Parcel 110. Petition of Theresa Demattia for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 6,000 square feet, currently 10,000 square feet, proposing 5,000 square feet and to reduce the minimum required lot square from 60 square feet, currently 100 square feet, proposing 50 square feet. Permission to remove a detached garage and establish an existing single family dwelling. Premises: B Zone

14B. 155 Woodrow Avenue, Map 243, Parcel 110. Petition of Theresa Demattia for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 6,000 square feet, currently 10,000 square feet, proposing 5,000 square feet and to reduce the minimum required lot square from 60 square feet, currently 100 square feet, proposing 50 square feet. Permission to create a single family building lot. Premises: B Zone

15. 36 Rifle Road, Map 147, Parcel 281K. Petition of Christos and Kathryn Lazarides for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 17.59 %, proposing 21.85%. Permission to construct a one story rear addition and deck. Premises: A Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK