

TOWN OF FAIRFIELD

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, May 2, 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:

April 19, 2013 and April 24, 2013



CONTINUED DOCKET:

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 to be attach to an existing detached garage. Premises: A Zone

GENERAL DOCKET:

1. 720 Post Road, Map 14, Parcel 72. Petition of SBLM Architects for Hertz for a variance of the Zoning Regulations; Section 29.6 and 29.10.1 to increase the maximum allowable size of wall sign from 72 square feet, proposing 335 square feet. Permission to install a new wall sign. Premises: DCD

2. 1470 Stratfield Road, Map 28, Parcel 563. Petition of Edward and Kathleen Muldoon for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear yard setback from 30 feet, currently 21.6 feet, proposing 14.3 feet and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 22.48%, proposing 24.43%. Permission to rebuild and enlarge deck. Permission to rebuild and enlarge deck. Premises: A Zone

3. 2860 Bronson Road, Map 173, Parcel 44. Petition of David and Catherine Friedline for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback on a corner lot from 60 feet, currently 17.2 feet and 18.4 feet, proposing 15.3 feet and 51 feet. Permission to construct two one story additions and an open porch. Premises: AAA Zone

4. 3400 Redding Road, Map 165, Parcel 23G. Petition of Benjamin MacDonald 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 feet, proposing 11 feet. Permission to construct an in-ground pool. Premises: AAA Zone

5. 86 Fairfield Beach Road, Map 138, Parcel 51. Petition of Mary Tetro, for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 22.8%, proposing 25%. Permission to construct a new front porch and stairs. Premises: A Zone

6. 215 South Benson Road, Map 139 Parcel 330. Petition of Thomas and Megan Kavanaugh for a variance of the of the Zoning Regulations; Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 26.2%, proposing 26.5% and to increase the maximum allowable floor area from 40%, currently 46.4%, proposing 48.3%. Permission to construct a rear 2nd floor addition. Premises: A Zone
7. 938 Fairfield Beach Road, Map 184, Parcel 190. Petition of Marc Papini for a variance of the Zoning Regulations; Section 11.7 to increase the maximum allowable height from 30 feet, currently 12.1 feet, proposing 35.5 feet and 11.11.1 to reduce the side yard setback from 4 feet, currently 1.1 feet, proposing 3 feet. Permission to construct an elevated two story single family dwelling. Premises: BD Zone.
8. 3176 Bronson Road, Map 173, Parcel 6A. Petition of Robert Jaffee for a variance of the Zoning Regulations; Section 5.1.5(a) to allow an accessory structure on a lot that the permitted use to which it is an accessory is not located. Permission to construct a four car garage. Premises: AAA Zone
9. 2031 Redding Road, Map 220, Parcel 19. Petition of Dr. Alan Gill 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 36.9 feet. Permission to install a stand-alone generator. Premises: AAA Zone
10. 271 High Meadow Road, Map 229, Parcel 257. Petition of Beth Harris Rhame for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, currently 12.2%, proposing 14.6%. Permission to construct a rear one story addition and green house. Premises AA Zone
11. 222 Post Road, Map 130, Parcel 295. Petition of Charcoal Hill Associates for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off-street parking spaces by ten (10). Permission to convert an existing deli to a sit down restaurant. Premises: DCD Zone
12. 749 Fairfield Beach Road, Map 184, Parcel 15. Petition of Lucie McKinney for a variance of the Zoning Regulations; Section 2.8.1.1 to enlarge a non-conforming building and to rebuild a non-conforming dwelling on a lot with multiple dwellings and Section 11.15 to reduce the street line setback from 15 feet, proposing 10.2 feet. Permission to remove existing dwelling damaged by storm Sandy and build new two-story elevated single family dwelling. Premises: BD Zone
13. 1605 Melville Avenue, Map 46, Parcel 179. Petition of Christian and Donna DiCarlo for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side yard setback from 15 feet, currently 9.3 feet, proposing 9.2 feet and Section 5.2.5 to increase the maximum allowable lot coverage from 15%, currently 20.9%, proposing 27% and to increase the maximum allowable total floor area from 30%, currently 29.3%, proposing 41.7%. Permission to construct a rear two story addition. Premises: R-3 Zone
14. 75 Sherman Court, Map 180, Parcel 40. Petition of John and Casey Caine for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 11.5 feet, proposing 11.5 feet and the sum of two side line setbacks from 25 feet, currently 17.5 feet, proposing 17.5 feet. Permission to construct a second floor. Premises: DRD Zone
15. 186 Pine Creek Avenue, Map 238, Parcel 33. Petition of Coastal Construction Group for a variance of the Zoning Regulations; Section 11.10 to increase the maximum allowable lots coverage from 20%, currently 25.24%, proposing 27.74% and Section 11.12 to reduce the minimum setback from Long Island Sound, from 104 feet, proposing 91.3 feet and Section 11.13 to reduce the minimum setback from Pine Creek Avenue, from 45 feet, currently 14.9 feet, proposing 32 feet. Permission to construct a new two story single family dwelling. Premises: BD Zone

16. 178 Pine Creek Avenue, Map 178, 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 to reduce the minimum square from 50 feet, proposing 42.5 square feet and Section 11.10 to increase the maximum allowable lot coverage from 20%, currently 37.03%, proposing 29.19% and Section 11.12 to reduce the minimum required setback from Long Island Sound from 103 feet, proposing 88.9 feet and Section 11.13 to reduce the minimum required setback from Pine Creek Avenue from 45 feet, currently 9.2 feet, proposing 30 feet. Permission to construct a new tow story single family dwelling. Premises: BD Zone

17. 86 Tunxis Hill Road, Map 40, Parcel 226. Petition of Mike Piazzardi and Al Amunzian for a variance of the Zoning Regulations Section 28.6.5 to reduce the minimum required total number of off-street parking spaces by one. Permission to establish a dental office. Premises: DCD Zone

18. 734 Duck Farm Road, Map 174, Parcel 3. Petition of Thomas and Kimberly Craig for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 50 feet, proposing 31.1 feet. Permission to install a stand alone generator. Premises: AA Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK