

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, June 6, 2013 at 2:00 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 1:45 p.m.

This Notice of Public Hearing will be published in the *Fairfield Citizen-News* on the following dates:

May 22, 2013 and May 29, 2013



CONTINUED DOCKET:

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) and Section 30.2 to reduce the distance between two (2) café permits from 1,500 feet, proposing 85 feet. Permission to convert an existing deli to a sit down Café restaurant. Premises: DCD Zone

GENERAL DOCKET:

1. 1135 Mill Hill Road, Map 228 Parcel 102. Petition of Susan Earls and Leif Vik for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear and side setbacks from 40 feet and 25 feet, proposing 10 feet and 10 feet and Section 5.2.4 to reduce the street line setback from 50 feet, currently 5.9 feet, proposing 48.3 feet and Section 5.2.5 to increase the maximum allowable lot coverage and total floor area from 10% and 20%, currently 5.8% and 7%, proposing 15.1% and 23.8%. Permission to construct a detached three (3) car garage and rear two (2) story addition. Premises: AA Zone

2. 105 Alden Street, Map 182, Parcel 499. Petition of Hari Iyer and Hemalata Athreya for a variance of the Zoning Regulations; 5.2.5 to increase the total floor area from 50%, currently 51.3%, proposing 58.9%. Permission to construct a 2nd floor dormer. Premises: B Zone

3. 715 Fairfield Beach Road, Map 184, Parcel 14. Petition of Lisa Russell for a variance of the Zoning Regulations; Section 11.11.3 to reduce the setback from one side line setback from 6 feet, currently 2.4 feet, proposing 2.4 feet and Section 11.10 to increase the maximum allowable lot coverage from 20%, currently 27.5%, proposing 27.6% and Section 2.8.1.1 to enlarge a non-conforming structure. Permission to enclose an existing two (2) story porch for living space and add a landing and stairs. Premises: BD Zone

4. 121 Woodland Road, Map 47, Parcel 167. Petition of Belinda Papageorge for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 37.5 feet, proposing 35 feet. Permission to construct a two (2) story and 2nd floor additions. Premises: R-3 Zone

5. 1652 Melville Avenue, Map 46, Parcel 161. Petition of Ryan and Heather Gleason for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setbacks from 15 feet, currently 8.2 feet and 11.1 feet, proposing 8.2 feet and 11.1 feet. Permission to construct two (2) rear dormers. Premises: R-3 Zone

6. 71 Larkspur Road, Map 125, Parcel 92. Petition of David and Kristen Lynch for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot from 22 feet, currently 22 feet, proposing 16.4 feet and Section 5.2.5 to increase the lot coverage from 20 %, currently 10.7%, proposing 20.8%. Permission to construct a two (2) car garage with rear addition. Premises: A Zone

7. 111 Edward Street, Map 138, Parcel 126. Petition of Robert Camarda for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.8%, proposing 22.97%. Petition to elevate a one story single family dwelling and construct a one story addition and front and rear stairs and landings. Premises A Zone

8. 108 York Road, Map 77, Parcel 177. Petition of Bill Roman for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 5 feet, currently 2.5 feet, proposing 2.4 feet and the sum of the two side yard line setbacks from 20 feet, currently 14.4 feet, proposing 14.3 feet. Permission to construct a 2nd floor addition. Premises B Zone

9. 789 Harbor Road, Map 241, Parcel 14. Petition of Southport Realty Corp for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line, sideline and rear line for an accessory structure from 40 feet, 10 feet and 10 feet, proposing 23.2 feet, 2.3 feet and 2.3 feet and Section 5.2.5 to increase the lot coverage from 15%, currently 45.3%, proposing 46.7%. Permission to construct a shed. Premises: R-3 Zone

10. 65 Bonney Terrace, Map 232, Parcel 227. Petition of Verginia Wheaton and Harold Seglin for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 30.2 feet, proposing 22.2. Permission to construct a one story addition. Premises: A Zone

11. 321 Foggwood Road, Map 215. Parcel 14. Petition of Pamela Holly for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 30 feet, currently 22.66 feet, proposing 26.8 feet. Permission to construct a one story addition. Premises: AAA Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK