

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, September 12, 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:

August 30, 2013 and September 6, 2013



1. 715 Fairfield Beach Road, Map 184, Parcel 14. Petition of Lisa Russell for a variance of the Zoning Regulations; Section 11.10 to increase the lot coverage from 20%; currently 27.5%; proposing 27.7% and Section 11.11.3 to reduce the side yard setback from 6 feet; currently 2.4 feet; proposing 2.4 feet and Section 2.8.1.1 to enlarge a legal non-conforming dwelling. Permission to raise an existing dwelling per new F.E.M.A. regulations and to enclose the existing street side porches for living space. Premises: BD Zone
2. 31 Judson Road, Map 139, Parcel 69. Petition of Jeffrey and Patricia McHugh for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, Currently 19.33%, Proposing 20.9%. Permission to construct a one story two car detached garage. Premises: A Zone
3. 27 Phyfe Road, Map 177, Parcel 8A. Petition of Robert and Jean Gabler for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side line setback for an accessory structure from 10 feet, proposing 6 feet. Permission to install a generator. Premises: A Zone
4. 400 Flintlock Road, Map 244, Parcel 83. Petition of Gregory and Laura Holcombe for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, currently 11.5%, Proposing 11.5%. Permission to legitimize an existing deck. Premises: AA Zone
5. 18 Old Elm Road, Map 26, parcel 285. Petition of Michael and Cara Quigley for a variance of the zoning regulations; Section 5.2.4 to reduce the minimum required street line setback from 40 feet, currently 25.5 feet, proposing 25.5 feet and the side yard line from 15 feet, currently 8.2 feet, proposing 8.2 feet. Permission to construct a second floor addition. Premises: R-3 Zone
6. 109 Cummings Avenue, Map 183, parcel 208. Petition of Cellia Campbell for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback for a corner lot from 17 feet, currently 17.5 feet, proposing 14.1 feet. Permission to expand the second floor. Premises: B Zone
7. 211 Harbor Road, Map 231, Parcel 421. Petition of Philip and Patricia King for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 40 feet, proposing 27.8 feet and to reduce the side yard setback from 10 feet, proposing 9.5 feet. Permission to install a generator. Premises: R-3 Zone
8. 81 Campbell Road, Map 177, Parcel 44. Petition of Elise Girasole for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side yard setbacks for an accessory structure from 30 feet, proposing 5.8 feet. Permission to construct a two car detached garage. Premises: AAA Zone

9. 42 Lilalyn Drive, Map 28, parcel 573. Petition of Ryan Pfalzgraf for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 7 feet, currently 12.6 feet, proposing 5.1 feet and to reduce the rear setback from 30 feet, currently 28.7 feet , proposing 29.9 feet and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 20.57 feet, proposing 27.34 feet. Permission to construct two, one story additions. Premises A Zone
10. 589 Fairfield Beach Road, Map 184, Parcel 4. Petition of Megan McNamara for a variance of the Zoning Regulations; Section 11.1.1 to increase the numbers of dwellings on one lot from one, proposing two. Permission to remove the existing dwelling and rebuild to meet the new FEMA regulations. Premises: BD Zone
11. 59 Rockland Road, Map 28, Parcel 203. Petition of Canterbury Development for a variance of the Zoning Regulations; Section 5.2.5 to increase the total floor area from 40%, currently 26%, proposing 47%, and Section 5.2.4 to reduce the sum of two (2) side yard line setbacks from 25 feet, currently 17.5 feet, proposing 17.5 feet. Permission to remove dwelling down to foundation and construct new two (2) story dwelling over existing foundation. Premises A Zone
12. 776 Pequot Avenue, Map 241, Parcel 211. Petition of 776 Pequot Avenue Realty, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage, from 15%, currently 15.7%, proposing 16.4%. Permission to construct a one story addition. Premises: R-3 Zone
13. 186 Fairfield Place, Map 231, parcel 247. Petition of Susan Seath for variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.86%, proposing 22.98%. Permission to construct a one story rear addition. Premises: A Zone
14. 2072 Hillside Road, Map 170, Parcel 1. Petition of Scott Maronna for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 24.4 feet, proposing 55 feet. Permission to construct a rear second floor addition. Premises: AAA Zone
15. 95 Chester Place, Map 241, Parcel 111. Petition of Walter Buck for a variance of the Zoning Regulations; Section 31.2.21 to allow a portion of the minimum square of a lot to contain wetlands. Permission to allow the square for a building lot to contain an area of wetlands. Premises R-3 Zone
16. 2030 Fairfield Beach Road, Map 234, Parcel 158 and 64. Petition of Barbara Unger Wales for a variance of the Zoning Regulations; Section 11.1.1 to increase the number of dwellings per lot from 1, proposing 2; Section 11.13. 2 to reduce the street line setback from the center line of Fairfield Beach Road from 25 feet, currently 18.7 feet, proposing 19 feet and Section 11.14 to reduce the setback from South Pine Creek from 10 feet, currently 18 feet, proposing 8.1 feet. Permission to remove existing structure and rebuild a new two story FEMA compliant single family dwelling. Premises: BD Zone
17. 605-607 Fairfield Beach, Map 184, Parcel 5. Petition of Maureen DiGennaro for a variance of the Zoning Regulations; Section 11.1.1 to increase the total number of dwellings on one lot from 1, currently 4, proposing 3 and Section 11.11.3 to reduce the sum of two side yard setbacks from 22, currently 6.6 feet, proposing 13 feet and Section 11.12 to reduce the setback from Long Island Sound from 129.5 feet, proposing 111.4 feet. Permission to demolish two single family dwellings and construct a new FEMA compliant single family dwelling with deck and stairs. Premises: BD Zone
18. 893 Sasco Hill Road, Map 239, Parcel 3. Petition of Sasco Hill Neighborhood Association, Inc. for a variance of the zoning Regulations to reverse decision of the Zoning Administrator. Premises: AAA Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK