

**TOWN OF FAIRFIELD**  
**ZONING BOARD OF APPEALS**  
**NOTICE OF PUBLIC HEARING**

The ZBA will hear the following Applications on Thursday, October 10, 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:

September 27, 2013 and October 4, 2013



**CONTINUED DOCKET:**

6. 109 Cummings Avenue, Map 183, parcel 208. Petition of Cella 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
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
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
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

**GENERAL DOCKET:**

1. 911 Harbor Road, Map 241, Parcel 17. Petition of Marc Flaster for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side yard setback for an accessory structure from 10 feet, proposing 5.7 feet. Permission to install a generator. Premises: R-3
2. 533 Mill Hill Terrace, Map 228, Parcel 10. Petition of Rob and Barbara Voytas for a variance of the Zoning Regulations; Section 2.9 to enlarge the living space in existing legal non-conforming second dwelling. Permission to convert the existing two car garage into living space. Premises: AA Zone
3. 644 Fairfield Woods Road, Map 46, Parcel 284. Petition of David Goldberg 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 29.75 feet. Permission to install a generator. Premises: R-3
4. 3060 Redding Road, Map 167, Parcel 18. Petition of Christopher and Anne Pullen for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 60 feet, currently 0 feet, proposing 45 feet. Permission to construct a two car detached garage. Premises: AA Zone
5. 178 Lalley Boulevard, Map 182, Parcel 47. Petition of David and Christina Weselcouch for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 23%, proposing 23.6%. Permission to add (2) two separate landings and stairs. Premises: A Zone
6. 228 Grasmere Avenue, Map 128, Parcel 22. Petition of Gregory and Cecelia Fuimara for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 20 feet, currently 3.3 feet, proposing 3.8 feet. Permission to remove and rebuild existing deck. Permission to remove and rebuild existing deck. Premises: B Zone
7. 1172 Unquowa Road, Map 179, Parcel 306. Petition of Philip and Mary Magnusson for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 32.38%, proposing 33.53%, and to increase the maximum total floor area from 30%, currently 40.67%, proposing 41.81%. Permission to rebuild existing garage. Premises: R-2 Zone
8. 236 Surrey Lane, Map 120, Parcel 168. Petition of Julie Ann Lutz for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 50 feet, currently 45.3 feet, proposing 46 feet. Permission to construct a second floor addition. Premises: AA Zone
9. 70 Sunrise Avenue, Map 79, Parcel 445. Petition of Robert and Jennifer Williams for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 5 feet, currently 1.1 feet, proposing 1.1 feet. Permission to extend existing deck.
10. 1233 Bronson Road, Map 177 Parcel 193. Petition of Joanne Magluilo for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 50 feet, currently 42.3 feet, proposing 42.3 feet. Permission to construct new dwelling on existing foundation. Premises: AA Zone
11. 90 River Street, Map 231, Parcel 451. Petition of Lynne Paushter for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 10.93%, proposing 16.8%. Permission to construct one story additions. Premises: R-3 Zone

**KEVIN COYNE, CHAIRMAN**

**DON CAFERO, SECRETARY**

**JOSEPHINE KEOGH, CLERK**