

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, December 5, 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:

November 22, 2013 and November 29, 2013



CONTINUED DOCKET:

14 (a) 57 Lindbergh Street, Map 231, Parcel 330 South. Petition of John J. Fodor for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 6,000 square feet, proposing 5,228 square feet and to reduce the minimum required lot square from 60 feet, proposing 54 square feet, and section 5.2.1 to reduce the minimum lot frontage from 60 feet, proposing 59.5 feet. Permission to create a single family building lot. Premises: B Zone

14 (b) 57 Lindbergh Street, Map 231, Parcel 330 North. Petition of John J. Fodor for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 9,375 square feet, proposing 8,148 square feet and to reduce the minimum required lot square from 75 feet, proposing 56 square feet, and Section 5.2.1 to reduce the lot frontage from 75 feet, proposing 56 feet and Section 5.2.4 to reduce the street line setback from 30 feet, proposing 23 feet. Permission to create a single family building lot. Premises: A Zone

14 (c) 62 Lindbergh Court, Map 231, Parcel 329. Petition of John J. Fodor for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 9,375 square feet, currently 9,715 square feet, proposing 8,151square feet. Permission to realignment of property lines to create an additional single family building lot. Premises: A Zone

GENERAL DOCKET:

1. 713 Fairfield Beach Road, Map 184, Parcel 713. Petition of Dierdre and Ann James Trustees for a variance of the Zoning Regulations; Section 11.10 to increase the allowable lot coverage from 27.5%, proposing 28.6%. Permission to raise existing single family dwelling to become FEMA compliant and to add staircases and landings. Premises: BD Zone

2. 228 Fairfield Beach Road, Map 138, Parcel 132. Petition of 228 FRB, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 25%, proposing 24%. Permission to elevate a single family dwelling to be FEMA compliant and to add a new front porch and stairs. Premises: A Zone

3. 15 Carroll Road, Map 147, Parcel 79. Petition of Charles Risley for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback on a corner lot for an accessory structure from 30 feet, proposing 28.1 feet. Permission to construct a shed. Premises: A Zone
4. 172 John Street, Map 241, Parcel 220. Petition of Nine Twenty Seven Group, LLC for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 25 feet, currently 20.6 feet to the house and 16.2 feet covered porch, proposing 20.6 feet to the house and 16.2 feet to covered porch and Section 28.6.6 to reduce the required off street parking from 23 spaces, proposing 20 spaces. Permission to construct a 1st and 2nd floor additions for office space. Premises: DCD Zone
5. 97 Pilgrem Lane, Map 139, Parcel 105. Petition of Samuel and Gayle Sullivan for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 18.8%, proposing 20.9%. Permission to construct a new rear deck. Premises: A Zone
6. 134 Old Spring Road, Map 128, Parcel 239. Petition of Michael Fazio for a variance of the Zoning Regulation; Section 5.2.4 to reduce the primary street line setback on a corner lot from 30 feet, currently 19.4 feet, proposing 20 feet, and the secondary street line from 22 feet, currently 20 feet, proposing 17 feet and the side property line from 7 feet, currently 7.3 feet, proposing 5 feet and the rear property line from 30 feet, currently 40.6 feet, proposing 19 feet, and Section 5.2.5 to increase the allowable lot coverage from 20%, currently 22.9%, proposing 29.8% and the allowable total floor area from 40%, currently 38.2%, proposing 49.6%. Permission to construct a new 2 ½ story single family dwelling. Premises: A Zone
7. 83 Home Fair Drive, Map 74, Parcel 92. Petition of Colin Torrance for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 40 feet, currently 39.1 feet, proposing 39 feet. Permission to construct a 2 story and 2nd floor addition. Premises: R-3 Zone
8. 386 Commerce Drive, Map 80, Parcel 95. Petition of D & D Realty, LLC for a variance of the Zoning Regulations; Section 21.9 to reduce the property line setback from 12 feet, currently 2.9 feet, proposing 5 feet. Permission to construct a new building. Premises: DI Zone
9. 772 Rowland Road, Map 184, parcel 105. Petition of Samuel Bliman for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 21.3 feet, proposing 13.3 feet and the side yard from 7 feet, currently 4.7 feet, proposing 4.7 feet and the sum of two side yard setbacks from 20 feet, currently 19.6 feet, proposing 16.1 feet, and Section 5.2.5 to increase lot coverage from 20%, currently 44.05%, proposing 54.86%, and the total floor area from 40%, currently 44.35%, proposing 44.53%. Permission to construct a new front and side porches for a recently lifted FEMA compliant dwelling. Premises: A Zone
10. 152 Pine Creek Avenue, Map 238, Parcel 37. Petition of Andrew Gleeman and Elizabeth Davis for a variance of the zoning regulations; Section 11.11.3 to reduce the side yard setback from 6 feet, currently 6.5 feet, proposing 2.5 feet and the sum of two side yard setbacks from 17.78 feet, currently 15.30 feet, proposing 10.4 feet and Section 11.12 to reduce the setback from Long island Sound from 96 feet, currently 96 feet, proposing 95 feet. Permission to construct a new elevated air conditioning pad and new stairs and landing. Premises: BD Zone
11. 147 Trail Street, Map 72, Parcels 78 &79. Petition of Leslie Richmond for a variance of the zoning regulations; Section 5.2.4.3 to reduce the rear setback for an accessory structure with a height taller than 15 feet, from 30 feet, proposing 16.1 feet. Permission to construct a 2 car detached garage. Premises: R-3 Zone
12. 50 Oyster Road, Map 139, Parcel 203-C. Petition of Geraldine Anderson for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 21.8%, proposing 25.1% and to increase the maximum total floor area from 40%, currently 34.7%, proposing 46.7%. Permission to construct a new 2 ½ story elevated FEMA compliant single family dwelling. Premises: A Zone

13. 580 Harbor Road, Map 241, Parcel 42A. Petition of Cynthia Lautenbach for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 14.95%, proposing 15.3%. Permission to construct two-one story additions and to cover a portion of the patio. Premises: R-3 Zone

14. 166 Old Mill Road, Map 179, Parcel 51. Petition of Edward and Ellin Epifano for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 14.2%, proposing 16.6%. Permission to construct two rear one story additions. Premises: R-2 Zone

15. 867 Riverside Drive, Map 139, Parcel 261. Petition of Janette Black for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 22.8 feet, proposing 21.9 feet and the sum of the side yard line setbacks from 25 feet, currently 19.05 feet, proposing 18.9 feet. Permission to construct an addition. Premises: A Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK