

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

The ZBA will hear the following Applications on Thursday, March 7, 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:

February 22, 2013 and March 1, 2013



**CONTINUED DOCKET:**

3. **2428 Easton Turnpike, Map 24, Parcel 2.** Petition of Cambridge Manor Realty, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 15.13%, proposing 15.45% and to increase the maximum total floor area from 30%, currently 30.42%, proposing 30.74%. **Permission to construct a ten (10) bedroom addition. Premises: R-3 Zone**

**GENERAL DOCKET:**

1. **21 Rhoda Avenue, Map 138, Parcel 83.** Petition of James Pat and Julie Anderson for a variance of the Zoning Regulations; Section 5.2.4.2 to reduce the street line setback for an unenclosed porch stairs from 20 feet, proposing 15.8 feet. **Permission to construct a new two and a half story single family dwelling. Premises: A Zone**

2. **340 Long Meadow Road, Map 165 parcel 23H.** Petition of Patricia Jonker for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear setback for an accessory structure from 50 feet, proposing 42 feet. **Permission to construct an inground swimming pool. Premises: AAA Zone**

3. **846 Jennings Road, Map 126, Parcel 272.** Petition of George and Kathryn Louloudis for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the sideyard setback for an accessory structure from 10 feet, currently 3.5 feet, proposing 3.5 feet. **Permission to construct a second floor over existing garage. Premises: A Zone**

4. **345 Governors Lane, Map 225, Parcel 13.** Petition of Craig Dean 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 33.5 feet. **Permission to construct twenty-three foot high pole lights. Premises: AAA Zone**

5. **207 Main Street, Map 241, Parcel 48.** Petition of 207 Main Street, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 24.4%, proposing 26.6%, and to increase the maximum total floor area from 30%, currently 35.7%, proposing 36%, and Section 5.2.4 to reduce the sideyard setback from 15 feet, currently 8 feet, proposing 7.7, and Section 5.2.4.3 to reduce the sideyard setback for an accessory structure from 10 feet, proposing 3.5 feet. **Permission to legitimize a previously approved variance and to install a generator. Premises: R-3 Zone**

6. **1261 Pequot Avenue**, Map 281, Parcel 19. Petition of Spyglass Associates, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the following setbacks, street line from 40 feet, currently 2 feet, proposing 1 foot, sideyard line from 15 feet, currently 2.7 feet proposing 10 feet, sum of the two sideyards from 30 feet, currently 14.2 feet, proposing 23.9 feet, rear line from 30 feet, currently 12.6 feet, proposing 26.1 feet, and Section 5.2.5 to increase the total lot coverage and total floor area from 15% and 30%, currently 31.1% and 38.17%, proposing 31.4% and 45%. **Permission to construct a new two story dwelling using partial existing walls. Premises: R-3 Zone**
7. **58 Norcliff Lane**, Map 138, Parcel 120. Petition of Zach and Amy Chapman for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 30 feet, currently 21.8 feet proposing 21.8 feet, and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 23.6%, proposing 22.99%. **Permission to raise and add additions to an existing single family dwelling damaged by supper Storm Sandy. Premises: A Zone**
8. **144 Westway Road**, Map 241, Parcel 121. Petition of Mark and Charlotte Smith for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 1 foot, proposing 1 foot. **Permission to construct a second floor addition. Premises: R-3 Zone**
9. **178 Pine Creek Avenue**, Map 238, 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 Section 11.7 to increase the allowable height of a structure from 30 feet, proposing 32.4 feet, and Section 11.10 to increase the allowable lot coverage from 20%, currently 37.03%, proposing 29.19%, and Section 11.12 to reduce the minimum setback from Long Island sound from 90.7 feet, currently 103 feet, proposing 75.5 feet, and section 11.13 to reduce the minimum setback from Pine Creek avenue from 45 feet, currently 9.2 feet, proposing 25.1 feet. **Permission to construct a two story single family dwelling. Premises: BD**
10. **186 Pine Creek Avenue**, Map 238, Parcel 33. Petition of Coastal Construction Group for a variance of the Zoning Regulations; Section 11.7 to increase the allowable height from 30 feet, proposing 32.4 feet, and section 11.10 to increase the allowable lot coverage from 20%, currently 25.24%, proposing 30.2%, and Section 11.12 to reduce the minimum setback from Long Island Sound from 90.7 feet, currently 104 feet, proposing 84.3 feet, and Section 11.13 to reduce the minimum setback from Pine Creek Avenue from 45 feet, currently 14.9 feet, proposing 25.9 feet. **Permission to construct a new single family dwelling. Premises: BD**
11. **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, proposing 35.5 feet and Section 11.11.1 to reduce the side setback from 4 feet, currently 1.1 feet, proposing 3.0 feet. **Permission to construct a new elevated two story single family dwelling. Premises BD**
12. **1218 Brookside Drive**, Map 148, Parcel 59. Petition of Sage and Hunter Tremaine for a variance of Zoning Regulations, Section 5.2.4.3 to reduce the street line setback for an accessory structure from 60 feet, proposing 38.9 feet. **Permission to install a generator. Premises: AAA Zone**
13. **218 Puritan Road**, Map 139, Parcel 148. Petition of Peter and Kristin Robinson for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side property line and sum of two side property lines from 7 feet and 25 feet, currently 3.3 feet and 19.8 feet, proposing 3.3 and 19.8 feet, and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 24.9%, proposing 26.9%. **Permission to elevate an existing dwelling and add new stairs and landings and to construct an addition and dormer. Premises: A Zone**
14. **271 Old Spring Road**, Map 141, Parcel 152. Petition of Ben and Maureen Schubert for a variance of the Zoning Regulations, Section 5.2.5 to increase the maximum lot coverage from 20%, currently 23.29% proposing 25.42%. **Permission to construct a new detached two car garage. Premises: A Zone**

**KEVIN COYNE, CHAIRMAN  
DON CAFERO, SECRETARY  
JOSEPHINE KEOGH, CLERK**