

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, July 11, 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:

June 26, 2013 and July 5, 2013



CONTINUED DOCKET:

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

GENERAL DOCKET:

1. 97 Welch Terrace, Map 232 Parcel 141. Petition of Joseph and Susan Delco for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 30%, currently 24.6%, proposing 34.2% and to increase the maximum total floor area from 50%, currently 46%, proposing 52.1%. Permission to construct a one story addition and rear deck. Premises: B Zone

2. 140 Sherley Place, Map 5, Parcel 91. Petition of Michael and Gretchen Patterson 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 30 feet. Permission to construct a shed. Premises: R 3 Zone

3. 1046 Banks North Road, Map 217, Parcel 4. Petition of Kevin and Nicolette Gosselin for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required street line setback from 60 feet, proposing 55.6 feet. Permission to legitimize a construction error. Premises: AAA Zone

4. 142 Lloyd Drive, Map 47, Parcel 304. Petition of Stacy and Lee Sheiman for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 15 feet, currently 12.6 feet, proposing 12.6 feet. Permission to change a flat garage roof to a gable roof. Premises: R 3 Zone

5. 2189 Black Rock Turnpike, Map 76, Parcel 349. Petition of Turnpike Properties for a variance of the Zoning Regulations; Section 28.6.12 to reduce the minimum required total number of off street parking spaces by 6. Permission to establish 440 square feet of patron floor area. For chairs and tables. Premises: DCD Zone

6. 81 Carlynn Drive, Map 138, Parcel 40. Petition of Roland and Suzann Schroeder for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 22.9%, proposing 26.9%. Permission to raise existing dwelling and rear deck to be F.E.M.A. compliant. Premises: A Zone

7. 85 Mill Plain Road, Map 180, Parcel 359. Petition of William Dasilva for a variance of the Zoning Regulations; Section 30.2 to reduce the setback between two cafés from 1,500 feet proposing 1,200 feet. Permission to establish a café. Premises: DI Zone
8. 440 Lalley Boulevard, Map 138, Parcel 234. Petition of Sharon Sanford for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 17.8%, proposing 21.3%. Permission to add a two (2) story addition. Premises: A Zone
9. 11 Brookfield Avenue, Map 33, Parcel 51. Petition of Roxanne and Jason Melaragno for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 20%, currently 19.49%, proposing 21.71%. Permission to construct a rear one (1) story addition. Premises: A Zone
10. 360 Catamount Road, Map 217, Parcel 24-B. Petition of James Janniello 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 36 feet. Permission to construct a two (2) story two (2) car garage. Premises: AAA Zone
11. 25 Penfield Place, Map 138, Parcel 241. Petition of Paul Sidoriak for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line, rear line and sum of two side yard setbacks from 30 feet, 30 feet and 25 feet, currently 11.8 feet, 13.2 feet and 18.9 feet, proposing 17.5 feet, 7 feet and 18 feet respectively and Section 5.2.5 to increase the maximum allowable lot coverage and total floor area from 20% and 40% currently 38.43% and 44.8%, proposing 34% and 54.3%. Permission to build a new two (2) story FEMA compliant single family dwelling.
12. 135 Alden Street, Map 182, Parcel 497. Petition of Geraldine Scopelliti for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and rear line setbacks from 20 feet and 20 feet, currently 9.6 feet and 11.4 feet, proposing 9.6 feet and 11.4 feet and Section 5.2.5 to increase the maximum allowable total floor area from 50%, currently 24.52%, proposing 54.91%. Permission to construct a two (2) story and 2nd floor addition. Premises: B Zone
13. 18 Bloomfield Drive, Map 44, Parcel 90. Petition of Kevin Muller for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 15%, currently 16.8%, proposing 24.4% and to increase the maximum total floor area from 30%, currently 25.5%, proposing 33.7%. Permission to construct a second floor addition and balcony. Premises: R-3 Zone
- 14 (a) 206 Homeland Street, Map 28, Parcel 64. Petition of James Sakonchick for a variance of the Zoning Regulations; Section 5.1.1. to reduce the minimum required lot size and square from 9,375 square feet and 75 square feet, proposing 5,000 square feet and 50 square feet and Section 5.2.4 to reduce the minimum required two street line setbacks from 30 feet and 22 feet, proposing 17.2 feet and 17.3 feet and Section 5.2.5 to increase the maximum required lot coverage and total floor area from 20% and 40%, proposing 26.2% and 46.2%. Permission to establish a building lot for a single family dwelling. Premises: A Zone
- 14 (b) 214 Homeland Street, Map 28, Parcel 605. Petition of Brian Sakonchick for a variance of the Zoning Regulations; Section 5.1.1. to reduce the minimum required lot size and square from 9,375 square feet and 75 square feet, currently 10,000 square feet and 100 square feet, proposing 5,000 square feet and 50 square feet and Section 5.2.4 to reduce the sum of the two (2) side lines from 25 feet, proposing 22.6 feet and Section 5.2.5 to increase the maximum allowable lot coverage and total floor area from 20% and 40%, proposing 31% and 48%. Permission to approve a revised single family dwelling and lot. Premises: A Zone
15. 196 Mona Terrace, Map 232, Parcel 30. Petition of Laurie Ingram and Kaira Pettie for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum required lot size from 9,000, proposing 7,246. Permission to convert a single family dwelling with an approved accessory apartment to a two family dwelling. Premises: B Zone

16. 1460 Post Road, Map 180, Parcel 246. Petition of 1460-1462 Post Road for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from two street lines from 10feet and 10 feet, currently 100 feet and 0 feet, proposing 0 feet and 0 feet and Section 12.7.6.3 to reduce the rear property line setback from 10 feet, currently 0.2 feet, proposing 0.2 feet. Permission to construct a second floor addition. Premises: DCD Zone

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK