

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The ZBA will hear the following Applications on Thursday, January 3, 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:

December 19, 2012 and December 28, 2012



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**

7. 2005 Fairfield Beach Road, Map 234, Parcel 62 and 156. Petition of Rebecca and Douglas Bunnell for a variance of the Zoning Regulations; Section 11.11.2 to reduce the minimum required side and sum of side yard setbacks from 5 feet and 10 feet, currently 4.21 feet and 8.6 feet, proposing 4.21 feet and 8.6 feet and Section 11.12 to reduce the setback from Long Island Sound from 151.6 feet, currently 129.3 feet, proposing 129.3 feet and Section 11.13 to reduce the required setback from Fairfield Beach Road on a lot bounded by Long Island Sound, from 45 feet, currently 43.42 feet, proposing 38.9 feet (to house) and 34.9 feet (to steps) and to reduce the setback from Fairfield Beach Road on a lot bounded by Pine Creek, from 25 feet, currently 27.9 feet, proposing 18.5 feet. **Permission to construct a new detached garage, two story addition and raise the existing dwelling to be FEMA compliant. Premised: BD**

GENERAL DOCKET:

1. 2226-2278 Black Rock Turnpike, Map 76, Parcel 223. Petition of Lake Hills Shopping Center, LLC for a variance of the Zoning Regulations; Section 31.2.16 to increase the height in which equipment can extend above the roof from 5 feet, proposing 7.7 feet. **Permission to install a backup generator. Premises: DCD Zone**

2. 612 Penfield Road, Map 138, Parcel 175. Petition of David J. Smith and Nancy J. Schultz for a variance of the Zoning Regulations; Section 5.2.4 to reduce the required sum of two side yard setbacks from 20 feet, currently 19.6 feet, proposing 19.6 feet; and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 24%, proposing 25.5%. **Permission to elevate a ranch style home 6 feet and to add a new covered open front porch. Premises: A Zone**

3. 2308 Fairfield Beach Road, Map 234, Parcel 94. Petition of Stephanie Scott for a variance of the Zoning Regulations; Section 11.7 to raise the overall height from 30 feet, currently 29.3 feet, proposing 32.6 feet. **Permission to elevate the 1st floor from 13.9 feet to 17.2 feet to meet the new FEMA Regulations. Premises: BD**

4. 441 Westport Turnpike, Map 258, Parcel 44. Petition of Robert Barthels for a variance of the Zoning Regulations; Section 5.2.4 to reduce the minimum required side line setback from 30 feet, currently 26.64 feet, proposing 28.9 feet. **Permission to construct a 10' x 12' cross gable roof line. Premises: AAA Zone**

5. 831 Fairfield Beach Road, Map 184, Parcel 24. Petition of Thomas J. Keegan, Jr. for a variance of the Zoning Regulations; Section 11.7 to increase the height for a single family dwelling from 30 feet, proposing 31.83 feet. **Permission to construct a new single family dwelling that meets the new FEMA Regulations. Premises: BD**

6. 700 Rowland Road, Map 183, Parcel 3. Petition of Peter Quinn for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side yard setbacks from 25 feet, currently 25.3 feet, proposing 17 feet; and Section 5.2.5 to increase the maximum allowable lot coverage from 20%, currently 27%, proposing 26.9%; and to increase the maximum allowable total floor area from 40%, currently 28.2%, proposing 42.3%. **Permission to construct a new single family dwelling. Premises: A Zone**

7. 43 Ann Street, Map 182, Parcel 679. Petition of Honey Blank for a variance of the Zoning Regulations; Section 5.2.5 to increase the total floor area from 50%, currently 57.3, proposing 57.7%. **Permission to enclose an existing deck for living space. Premises: B Zone**

8. 55 Range Road, Map 244, Parcel 82. Petition of Donna Galbo for a variance of the Zoning Regulations; Section 5.2.5 to increase the maximum lot coverage from 10%, proposing 12.1%. **Permission to legitimize calculating error by surveyor. Premises: AA Zone**

KEVIN COYNE, CHAIRMAN

DON CAFERO, SECRETARY

JOSEPHINE KEOGH, CLERK