

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

**MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, AND
PURSUANT TO EXECUTIVE ORDER 7B, THE TOWN IS
CONDUCTING THIS MEETING VIA TELECONFERENCE ONLY.**

Call (667) 776-9044 on Thursday, February 4, 2021 at 3:00 p.m., Executive Session will be conducted at 2:45 p.m.

Please Note:

- If you call to listen, you will not be heard by the board members and there will be no live public comment until called for by the Chair during the public hearing portion of the meeting only. The public is encouraged to send their comments before the meeting to the following email: tpzcommission@fairfieldct.org.
- As you would in a public meeting, please include your name and home address with your comment. All comments received and verified will be posted to the TPZ webpage or added to the minutes from this meeting with your Name and Address Only—your email address will be excluded.



CONTINUED TO 4-1-21:

11. 30 Daybreak Road, Map 244, Parcel 22A. Petition of James Santa Barbara for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 25 feet, currently 26 feet, proposing 19 feet. Permission to construct a one-story screen porch. Premises: AA Zone

CONTINUED DOCKET:

10. 275 North Cedar Road, Map 176, Parcel 29. Petition of Paul and Corinne Cicerchia for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 25 feet, currently 29.8 feet, proposing 15.3 feet. Permission to construct a new two-car garage. Premises: AA Zone

GENERAL DOCKET:

1. 2713 Redding Road, Map 218, Parcel 21. Petition of Gina Leto for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 60 feet, currently 19.6 feet, proposing 23.7 feet. Permission to construct additions to existing dwelling. Premises: AAA Zone

2. 1995 and 1996 Fairfield Beach Road, Map 234, Parcel 60 & 154. Petition of Nancy Samuelson for a variance of the Zoning Regulations; Section 11.10 to increase the lot coverage from 20%, currently 18.8%, proposing 23.8% and Section 11.1.4.1 to finish a floor area in a detached structure. Permission to construct a detached garage with finished living area above the base flood elevations. Premises: BD Zone

3 72 Fairfield Place, Map 231, Parcel 359. Petition of Kristen Stasko for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side and rear line setbacks from 7 feet and 30 feet, currently 4.5 feet and 40.4 feet, proposing 4.4 and 29.3 feet and Section 5.2.5 to increase lot coverage from 20%, currently 23.3%, proposing 23.5%. Permission to construct a one-story sunroom over an existing deck with/new landing and stairs. Premises: A Zone

4. 235 Fairmount Terrace, Map 30, Parcel 2. Petition of John and Lynn Shavinsky for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear line setback from 30 feet, currently 38.8 feet, proposing 18.8 feet and Section 5.2.5 to increase lot coverage from 20%, currently 21.9%, proposing 25.7%. Permission to construct an elevated rear deck. Premises: A Zone

5. 801 Post Road, Map 141, Parcel 20. Petition of Beacon Hill Realty Holding, LLC for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the side setback from 0/10 feet, currently 1.3 feet, Proposing 1.5 feet and Section 12.7.6.2 to reduce the street line setback from 25 feet, currently 20 feet, proposing 7.1 feet and Section 28.6.12 to reduce the required off street parking spaces from 20, proposing 10. Permission to establish a restaurant with a covered outdoor seasonal dining area. Premises: DCD Zone

6. 211 Old Spring Road, Map 141, Parcel 157. Petition of John Brian Murray and Berkley Murray for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the setbacks for an accessory structure exceeding 15 feet in height from 10 feet, currently 3.6 feet and 4.2 feet, proposing 4.5 feet and 4.5 feet and Section 5.2.5 to increase lot coverage from 20%, currently 22.4%, proposing 24%. Permission to construct a detached garage. Premises: A Zone

7. 56 Shoreham Terrace, Map 130, Parcel 188. Petition of Ronald Friedson for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 19.4 feet, proposing 19.4 feet and Section 5.2.5 to increase lot coverage from 20%, currently 26%, proposing 26.9%. Permission to construct a 2nd floor addition. Premises: A Zone

8. 40 Quincy Street, Map 139, Parcel 177. Petition of Patrick and Kelsey Moran for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot coverage from 30 feet, currently 23.5 feet, proposing 28.6 feet and Section 5.2.5 to increase lot coverage from 20%, currently 23.4%, proposing 25.8%. Permission to construct an addition and front, side and rear porches and to lift the dwelling to be FEMA compliant. A Zone

9. 1721 Mill Plain Road, Map 147, Parcel 268. Petition of Erik Kremheller for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 7 feet, currently 3.5 feet, proposing 3.5 feet. Permission to construct a second floor addition. Premises: A Zone

10. 1610 Melville Avenue, Map 46, Parcel 158. Petition of Michele and Amanda Romaniello for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 15 feet and 10 feet, currently 3.4 feet, proposing 6.1 feet and 2.8 feet (to a/c condensers) and Section 5.2.5 to increase the lot coverage and total floor area from 15% and 30%, currently 15.7% and 21%, proposing 24% and 31.4%. Permission to construct a rear addition with/deck and a/c condensers. Premises: R-3 Zone

11. 399 South Benson Road, 139, Parcel 218. Petition of Lauren and John Aber for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot from 30 feet, currently 11.1 feet, proposing 10.5 feet. Permission to remove an existing deck, and rebuild a new deck and one story addition. Premises: A Zone

12. 320 Lockwood Road, Map 47, Parcel 4. Petition of Steven and Jennifer Ferentzy for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 15%, currently 15.2%, proposing 18%. Permission to construct a deck and handicap ramp. Premises: R-3 Zone

13. 10 Overhill Road, Map 231, Parcel 360. Petition of Elizabeth and Devin Santa for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street and rear property line setbacks from 30 feet and 30 feet, currently 30.4 feet and 25.2 feet, proposing 28.4 feet and 20.8 feet; Section 5.2.5 to increase lot coverage from 20%, currently 16%, proposing 23%. Permission to construct a one-story addition. Premises: A Zone

14. 195 Old South Road/865 Pequot Avenue, Map 241, Parcel 167/164A. Petition of Henry M. Bonner, Jr. and B4 Management, LLC for a variance of the Zoning Regulations; Section 5.2.1 to permit a rear lot. Permission to establish a building lot. Premises: R-3 Zone

15. 146 Chelsea Street, Map 229, Parcel 167. Petition of Raymond J. Forehand II 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 23.6 feet, proposing 12.1 feet and Section 5.2.5 to increase lot coverage from 20%, currently 16%, proposing 20.8%. Permission to construct a 1½-story addition. Premises: A Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK