

TOWN OF FAIRFIELD

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals Commission of the Town of Fairfield, Connecticut hereby gives notice of a public hearing to be held on Thursday, March 4, 2021 at 3:00 p.m., Executive Session will be conducted at 2:45 p.m.

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

TO JOIN: <https://tofit.my.webex.com/meet/community>

For phone access dial -1-510-338-9438, access code 126 944 3035

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. The public is encouraged to send their comments before the meeting to the following email: tpzcommission@fairfieldct.org.



CONTINUED DOCKET:

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

GENERAL DOCKET:

1. 831 Black Rock Turnpike, Map 79, Parcel 322. Petition of Hanford Avenue Associates for a variance of the Zoning Regulations; Section 5.1.1. to reduce the lot size for a four family dwelling from 12,500 square feet, currently 7,904 square feet, proposing 7,904 square feet. Permission to convert a non-conforming 1st floor commercial space in to two additional dwelling units. Premises: C Zone

2. 58 Judd Street, Map 77, Parcel 566. Petition of Cheryl E. Acker-Wolchik for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 20%, currently 20%, proposing 21.5%. Permission to remove and rebuild an existing screen porch. Premises: A Zone
3. 66 Smith Street, Map 182, Parcel 226. Petition of Daxter and Nicole Mateo for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 22.8 feet, proposing 22.8 feet and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 20.6% and 41.3%, proposing 23.3% and 46.5%. Permission to construct a rear two story and 2nd floor addition. Premises: A Zone
4. 401 Springer Road, Map 121, Parcel 27A. Petition of Debranne and Ronald Cavalier for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side setback for an accessory structure from 25 feet, proposing 10 feet, and Section 5.2.5 to increase lot coverage from 10%, currently 7.95%, proposing 10.67%. Permission to construct a new detached two-car garage. Premises: AA Zone
5. 462 Lalley Boulevard, Map 138, Parcel 235. Petition of Hells Peak Road, LLC for variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 20%, currently 19.95%, proposing 20.5%. Permission to extend the mechanical platform so to add a stand-alone generator. Premises: A Zone
6. 75 Old South Road, Map 241, Parcel 156A. Petition of Haylee and Christopher Milligan for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 15%, currently 16.1%, proposing 15.9%. Permission to construct a new single family 2½ story dwelling with front porch. Premises: R-3 Zone
7. 236 Commerce Drive, Map 80, Parcel 666. Petition of Tokay Properties, LLC c/o Felner Corporation for a variance of the Zoning Regulations; Section 21.9 to reduce the street line setback from 25 feet, currently 0.9 feet, proposing 1 foot. Permission to construct a one-story addition. Premises: DI Zone
8. 100 Carlynn Drive, Map 138, Parcel 75. Petition of Toni and Harry Tsoukanelis for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear line setback from 30 feet, currently 34.71 feet, proposing 21.5 feet and Section 5.2.5 to increase the lot coverage from 20%, currently 19.95%, Proposing 21.5%. Permission to construct a deck with stairs. Premises: A Zone

9. 54 Catamount Road, Map 217, Parcel 19. Petition of Medina and Riza Kovaci for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback and side setback from 60 feet and 30 feet, currently 35.8 feet and 12.2 feet, proposing 35.8 feet and 12.2 feet and Section 5.2.5 to increase lot coverage and total area from 10% and 15%, currently 17.5% and 21.81%, proposing 19.55% and 30.11%. Permission to remove roof, build new two story additions with 2nd floor. Premises AAA Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK