

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, June 3, 2021 at 2:00 p.m., Executive Session will be conducted at 1:45 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:

2. 654 Tunxis Hill Road, Map 42, Parcel 432. Petition of Sharon Kiraly for a variance of the Zoning Regulations; Section 12.5.5 to allow residential use on the ground floor and 100% of the total floor area of the building. Permission to construct a three-story four-family dwelling. Premises: NDD and B Zones

GENERAL DOCKET:

1. 158 Fairview Avenue, Map 128, Parcel 243. Petition of William and Jessica Felcon for a variance of the Zoning Regulations; Section 5.2.4 to reduce the setback from 28 feet, proposing 22 feet and Section 5.2.5 to increase the lot coverage from 20%, proposing 21.3%. Permission to legitimize a deck constructed by previous owner. Premises: A Zone

2. 61 Harvester Road, Map 47, Parcel 309. Petition of Nicholas and Maureen Defino for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side setback for an accessory structure from 10 feet, proposing 2.1 feet. Permission to legitimize a shed. Premises: R-3 Zone
3. 294 Colony Street, Map 128, Parcel 294. Petition of Corey and Kaeleigh Chow for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side setback for an accessory structure from 10 feet, proposing 5.6 feet and Section 5.2.5 to increase lot coverage from 30%, currently 19.1%, proposing 33.4%. Permission to construct a two car detached garage and raised patio. Premises: B Zone
4. 46 Baldwin Terrace, Map 139, Parcel 35. Petition of Jane Guttridge for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback for an open porch from 20 feet, proposing 17 feet and the rear setbacks for the dwelling and deck from 30 feet and 28 feet, proposing 22.3 feet and 17.3 feet and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, proposing 26.54% and 54.17%. Permission to construct a new FEMA compliant single-family dwelling. Premises: A Zone
5. 115 Tuckahoe Lane, Map 125, Parcel 318. Petition of Garrett and Cynthia Magart for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side setback from 7 feet, currently 0.6 feet, proposing 0.6 feet. Permission to construct a rear 2nd floor dormer. Premises: A Zone
6. 158 Robin Lane, Map 125, Parcel 200. Petition of New Beginning Properties, LLC for a variance of the Zoning Regulations; Section 5.2.4 to increase lot coverage from 20%, currently 13.4%, proposing 24.44%. Permission to construct an attached one story one car garage. Premises: A Zone
7. 401 Oldfield Road, Map 182, Parcel 457. Petition of William and Monica Delaney for variance of the Zoning Regulations; Section 5.2.4.3 to reduce the setback for an accessory structure from 10 feet, currently 4.8 feet, proposing 1.8 feet and Section 5.2.5 to increase lot coverage from 30%, currently 30.2%, proposing 31%. Permission to construct an exterior staircase with landing. Premises: B Zone
8. 241 Catherine Terrace, Map 182, Parcel 239. Petition of Matthew and Corey Allen for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback for an open porch from 12 feet, proposing 10.2 feet. Permission to construct an open from porch. Premises: B Zone
9. 119 Melody Lane, Map 76, Parcel 312. Petition of Carlos Ferreira for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback from 30 feet, proposing 26.8 feet and 27.3 feet. Permission to legitimize an already installed above ground pool. Premises: A Zone
10. 1020 Old Post Road, Map 180, Parcel 3. Petition of Melvin F. Hill IV for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side line setbacks for an accessory structure from 10 feet, currently 1.3 feet, proposing 1.3 feet. Permission to construct a 2nd floor addition to the existing detached garage. Premises: A Zone

11. 354 Villa Avenue, Map 33, Parcel 144. Petition of Eileen Leeds for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side setback from 5 feet, currently 3.9 feet, proposing 4 feet. Permission to enclose an open landing. Premises: B Zone

12. 105 May Street, Map 79, Parcel 577. Petition of Andy Stoyko for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size and lot square from 6,000 square feet and 60 feet, proposing 5,000 feet 50 feet and Section 2.7 feet to reduce the street frontage from 60 feet, proposing 50 feet. Permission to establish a building lot for a single family dwelling. Premises: B Zone

13. 290 Sasco Hill Road, Map 231, Parcel 399. Petition of Stanley and Elizabeth Morten for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 60 feet, currently 38.7 feet, proposing 43.4. Permission to remove and rebuild existing garage. Premises: AAA Zone

14. 1806 Burr Street, Map 153, Parcel 20B. Petition of Jay Kevin and Molly Johnson for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 60 feet, currently 53.4 feet, proposing 50.4 feet. Permission to construct a 2nd. floor addition. Premises: AAA Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK