

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, September 2, 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:

12. 645 Fairfield Beach Road, Map 184, Parcel 8. Petition of Voltino Beach Properties, LLC for a variance of the Zoning Regulations; Section 11.12 to reduce the setback from Long Island Sound from 157.2 feet, proposing 127.3 feet. Permission to construct a three (3) tiered deck. Premises: BD Zone

9. 740 Eleven O Clock Road, Map 156, Parcel 16B. Petition of Rachel D. and Alex S. Cadan for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear and side setbacks for an accessory structure from 50 feet and 30 feet, proposing 31 feet to the garage and 30.2' to the in ground pool and 21 feet. Permission to construct a 2 story detached garage and an in ground pool. Premises: AAA Zone

GENERAL DOCKET:

1. 203 South Benson Road, Map 139, Parcel 331. Petition of David and Nicole Gallias for a variance of the Zoning Regulations; 5.2.4 for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side and sum of two side line setbacks from 7 feet and 25 feet, currently 3.8 feet and 24.4 feet, proposing 3.6 feet and 7.4 feet and

Section 5.2.5 to increase the total floor area from 40%, currently 45.1%, proposing 51.2%. Permission to demo detached garage and attach to dwelling and add a 2nd floor above garage. Premises: A Zone

2. 193 South Benson Road, Map 139, Parcel 332. Petition of Eric and Diana West for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear setback for an accessory structure from 4 feet, currently 2 feet, proposing 2 feet and Section 5.2.5 to increase the lot coverage from 20%, currently 22.44%, proposing 22.44%. Permission to remove existing structure and rebuild on existing foundation. Premises: A Zone

3. 2072 Hillside Road, Map 170, Parcel 1. Petition of Samuel Shuwah and Samantha Kepke for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side setback for an accessory structure from 30 feet, proposing 3.9 feet, and Section 5.2.4 to reduce the side line and street line setbacks to the primary dwelling from 30 feet and 60 feet, currently 20.8 feet and 24.4 feet, proposing 20.8 feet and 47.9 feet. Permission to construct a detached two story garage with loft and a 2nd floor addition to primary dwelling. Premises: AAA Zone

4. 133 Ridgeview Avenue, Map 46, Parcel 195. Petition of Ryan and Lauren Fisher for a variance of the Zoning Regulations; Section 5.2.5 to increase the total lot coverage from 15%, currently 16.7 %, proposing 17.3%. Permission to construct a two story addition. Premises: R-3 Zone

5. 580 Post Road, Map 141, Parcel 62. Petition of Pollack Circle Associates, LLC for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 25 feet, currently 10.4 feet, proposing 15.4 feet, and Section 12.7.6.3 to reduce the rear line setback from 10 feet, currently 0.2 feet, proposing 7 feet. Permission to construct a one story walk-in cooler. Premises: DCD Zone

6. 180 Millard Street, Map 182, Parcel 139. Petition of Natalya and Jeffrey Molchan for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 15.5 feet, proposing 15.5 feet. Permission to remove existing roof and rebuild with a steeper pitch. Premises: B Zone

7. 290 Sasco Hill Road, Map 231, Parcel 399. Petition of 290 SHR Equity Partners, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the lot coverage and the total floor area from 10% and 15%, currently 7.9% and 13.2%, proposing 10.7% and 15.7%. Permission to construct a two story addition and deck. Premises: AAA

8. 284 Berkley Road, Map 42, Parcel 150. Petition of Sabia Fairfield Housing for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear setback from 18 feet (deck), currently 6.8 feet, proposing 13.5 feet and Section 5.2.5 to increase the lot coverage and total floor area from 30% and 50%, currently 27.3% and 42.3%, proposing 44.4% and 62.2%, and Section 5.1.1 to increase the number of dwelling units from 2, currently 3, proposing 3. Permission to remove a single and two family

dwelling and construct a three family dwelling with porches and decks. Premises: B Zone

9. 1-59 Post Road, Map 130, Parcel 153. Petition of One Post Road, Fairfield LLC for a variance of the Zoning Regulations; Section 12.7.6.4 to reduce the setback to an adjacent residence district from 20 feet, proposing 15 feet. Permission to construct a new two story building for a daycare. Premises: DCD Zone

10. 3280 and 3300 Post Road, Map 243, Parcel 129. Petition of Joseph Bertini for a variance of the Zoning Regulations; Section 12.7.6.3 to reduce the rear line setback to reduce the rear line setback from 10 feet, proposing 6 feet. Permission to establish a compliant commercial lot. Premises: DCD Zone

11. 599 Kings Highway West, Map 243, Parcel 129. Petition of Joseph Bertini and Geraldine Carlson for a variance of the Zoning Regulations; Section 12.7.2 to reduce the minimum lot size from 10,000 square feet, proposing 4,912 square feet and Section 12.7.3 to reduce the minimum lot square from 75 feet, proposing 62 feet and Section 12.4.18 to exceed 50% residential use. Permission to establish a parcel with a single family dwelling. Premises: DCD Zone

12. 5401 Park Avenue/220 Jefferson Street, Map 13/14, Parcel 3/1. Petition of Sacred Heart University Inc. and the Bridgeport Roman Catholic Diocesan Corporation for a variance of the Zoning Regulations; Section 5.2.2 to increase the height for an accessory structure from 40 feet, proposing 70 feet. Permission to install four (4) field lights. Premises: R-3 Zone

13. 258 Oldfield Road, Map 182, Parcel 262. Petition of Scott Wright for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot from 20 feet, currently 20.2 feet, proposing 17.7 feet. Permission to build a new FEMA compliant single family dwelling. Premises B Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK