

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, July 1, 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](mailto: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. 73 Thorpe Street, Map 180, Parcel 146. Petition of Bette Green Gigliotti for a variance of the Zoning Regulations; Section 12.3.16 to allow residential use on the ground floor and to exceed 50% of the total floor area and Section 12.7.6.2 to increase the side setback from 0 feet, currently 13.8 feet, proposing 5.4 feet. Permission to construct a two family dwelling. Premises: CDD Zone**

**2. 158 Robin Lane, Map 125, Parcel 200. Petition of New Beginning Properties, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase the lot**

coverage from 20%, currently 18.22%, proposing 22.76%. Permission to construct an attached one car garage. Premises: A Zone

3. 294 Colony Street, Map 128, Parcel 294. Petition of Corey D. and Kaeleigh M. Chow for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side line setback for an accessory structure from 10 feet, proposing 6.4 feet. Permission to construct a detached garage. Premises: A Zone

4. 1262 Post Road, Map 180, Parcel, 224. Petition of LJG 1262 Post Road Fairfield, LLC for a variance of the Zoning Regulations; Section 28.6.5 to reduce the minimum required parking spaces from 75, proposing 59. Permission to establish a medical use within an existing building. Premises: CDD Zone

5. 334 Rowland Road, Map 182, Parcel 100. Petition of Aimee Higgins for variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side and rear line setbacks for an accessory structure from 10 feet currently 2.1 feet and 11.8 feet, proposing 2.1 feet and 4 feet. Permission to construct a detached 2 story, 2 car garage. Premises: A Zone

6 1240 Fairfield Beach Road, Map 184, Parcel 78. Petition of Joseph P. Feczko for a variance of the Zoning Regulations; Section 11.3 to reduce the minimum lot size and lot square from 9,375 sq. ft. and 50 sq. ft., currently 8,614 sq. ft. and 24 sq. ft., proposing 2,893 sq. ft. and 24 sq. ft. and Section 2.7 to reduce the street frontage from 50 feet, currently 24.99 feet, proposing 24.99 feet. Permission to establish a lot with an existing single family dwelling. Premises: BD Zone

7. 1241 Fairfield Beach Road, Map 184, Parcel 78. Petition of Joseph P. Feczko for a variance of the Zoning Regulations; Section 11.3 to reduce the minimum lot size and lot square from 9,375 sq. ft. and 50 sq. ft., currently 8,614 sq. ft. and 24 sq. ft., proposing 5,721 sq. ft. and 24 sq. ft. and Section 2.7 to reduce the street frontage from 50 feet, currently 24.99 feet, proposing 24.99 feet. Permission to establish a lot with an existing single family dwelling. Premises: BD Zone

8. 714 Valley Road, Map 28, Parcel 301. Petition of Summit Investment Properties, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the secondary street line on a corner lot from 22 feet, currently 2.9 feet proposing 2.9 feet. Permission to construct a 2<sup>nd</sup> floor addition. Premises: R-2 Zone.

9. 340 Riverside Drive, Map 130, Parcel 114. Petition of Christine M. Hanna 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 4.2 feet and 19.5 feet, proposing 4.2 feet and 20.5 feet. Permission to construct a rear shed dormer. Premises: A Zone

10. 34 Dalewood Avenue, Map 130, Parcel 248. Petition of Nora Comers– Rilla for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum lot size and lot square from 6,000 sq. ft. and 60 sq. ft., currently 4,552 sq. ft. and 40 sq. ft., Proposing 4,485 sq. ft. and 39 sq. ft., and Section 2.7 to reduce the street frontage from 60 feet, currently 40 feet, proposing 39 feet. Permission to grant a driveway easement. Premises: B Zone

11. 66 Lucille Street, Map 74, Parcel 39. Petition of Craig and Lisa Massaro for a variance of the Zoning Regulations; Section 5.2.5 to increase the lot coverage and total floor area from 15% and 30%, currently 13.4% and 29.2%, proposing 19.1% and 31.3%. Permission to construct a rear one story addition with raised patio. Premises: R-3 Zone

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

13. 49 Vesper Street, Lot A, Map 42, Parcel 422. Petition of John Joseph Zdravec Jr. for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size and lot square from 6,000 sq. ft. and 60 sq. ft., proposing 5,000 sq. ft. and 50 sq. ft. and Section 2.7 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

14. 49 Vesper Street, Lot B, Map 42, Parcel 422. Petition of John Joseph Zdravec Jr. for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size and lot square from 6,000 sq. ft. and 60 sq. ft., proposing 5,000 sq. ft. and 50 sq. ft. and Section 2.7 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

15. 263 Old Dam Road, Map 234, Parcel 219. Petition of Jolene Merritt trustee for a variance of the Zoning Regulations; Section 11.10 to increase lot coverage from 20%, currently 24.9%, proposing 24.4% and Section 11.14.1 to reduce the setback from Pine Creek from 51', proposing 36' to the steps and 44' to the spa. Permission to legitimize a hot tub and set of stairs from an existing deck. Premises: BD Zone

**KEVIN COYNE, CHAIRMAN**

**JANE GITLIN NISHBALL, SECRETARY**

**JOSEPHINE KEOGH, CLERK**