

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, May 6, 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](mailto:tpzcommission@fairfieldct.org).



**CONTINUED TO 5-6-21:**

**4. 401 Springer Road, Map 121, Parcel 27A. Petition of Debranne and Ronald Cavalier for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 10%, currently 7.95%, proposing 10.71%. Permission to construct a new detached two-car garage and a one story studio. Premises: AA Zone**

**GENERAL DOCKET:**

**1. 63 Lantern Road, Map 179, Parcel 297D. Petition of Kelly Tamborrino for a variance of the Zoning Regulations; 5.2.4 to reduce the side line, sum of two side lines, and the street line setbacks from 10 feet, 25 feet, and 30 feet, currently 6.1 feet and 24 feet and 23.8 feet, proposing 5.1 feet, 11.2 feet and 23.8 feet and Section 5.2.5 to increase the lot coverage and total floor area from 15 % and 30 %, currently 27.32% and 38.3%, proposing 32.1% and 49.1%. Permission to remove garage and build a new two-car garage with 2<sup>nd</sup> floor above. Premises: R-2 Zone**

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
3. 244 Homeland Street, Map 28, Parcel 68. Petition of Philip and Danielle Delbridge 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 16.8%, proposing 26.3%. Permission to construct a rear one-story addition with basement. Premises: A Zone
4. 10 Fox Run, Map 147, Parcel 279. Petition of Carrie Braley and Jennifer Dortch for a variance of the Zoning Regulations; Section 5.2.4 to reduce two street line setbacks on a corner lot from 30 feet and 22 feet, currently 27.5 feet and 24.3 feet, proposing 25.7 feet and 17 feet. Permission to construct a one and two story addition. Premises: A Zone
5. 79 Henry Street, Map 179, Parcel 123. Petition of John and Amy Guadagno for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line and sum of two side line setbacks from 7 feet and 25 feet, currently 11.1 feet and 31.1 feet, proposing 3.9 feet and 15 feet. Permission to remove existing detached garage and construct a new two story attached garage addition. Premises: A Zone
6. 1271 Stratfield Road, Map 46, Parcel 146. Petition of Damy, LLC for a variance of the Zoning Regulations; Section 28.6.8 and 28.6.8 (a) to reduce the required parking spaces from 15 feet, proposing 8 feet. Permission to remove the repair bays and expand an existing convenience use. Premises: NDD Zone
7. 768 Mill Hill Terrace, Map 228, Parcel 52. Petition of Eugene A DeJurdy for a variance of the Zoning Regulations; Section 2.8.1.1 to enlarge the primary dwelling on a lot with two dwellings. Permission to construct a two-story addition. Premises: R-3 Zone
8. 120 Rhoda Avenue, Map 138, Parcel 109. Petition of Richard Brudsky and Wendy Kampman for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 20%, currently 20%, proposing 20.5%. Permission to construct an elevated deck for a generator. Premises: A Zone
9. 2 Falmouth Road, Map 28, Parcel 392. Michael and Abby McKenna for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear setback from 30 feet, currently 33.09 feet, proposing 28.7 feet and Section 5.2.5 to increase lot coverage from 15%, currently 13.24%, proposing 17.36%. Permission to construct a one story addition and front porch. Premises: R-2 Zone
10. 56 Rugby Road, Map 231, Parcel 98. Petition of Phyllis Furlong for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line and sum of two side line setbacks from 5 feet and 20 feet, currently 0 feet and 3.4 feet, proposing 4 feet and 8 feet and Section 5.2.5 to increase the lot coverage and total floor area from 30% and

50%, currently 21.8% and 21.4%, proposing 32.5% and 65%. Permission to construct a two-story FEMA compliant single-family dwelling. Premises: B Zone

11. 82 Rowland Road, Map 182, Parcel 203. Petition of Richard B. and Christine B. Brown for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two setback lines from 25 feet, currently 21.1 feet, proposing 20.7 feet, and Section 5.2.5 to increase lot coverage from 20%, currently 16.5%, proposing 23.6%. Permission to construct a rear one story and two-story addition and one story detached garage. Premises: A Zone

12. 45 Sherman Street, Map 180, Parcel 32. Petition of 45 Sherman Street LLC for a variance of the Zoning Regulations; Section 12.7.6.2 to increase the side line setback from 0 feet, currently 5.4 feet, proposing 6.6 feet; Section 12.7.6.3 to reduce the rear setback from 10 feet, currently 5.1 feet, proposing 6.3 feet and Section 28 to reduce the required parking spaces by 2. Permission to construct dormers to expand an office by 300 square feet. Premises: CDD Zone

13. 937 Post Road, Map 141, Parcel 50. Petition of Xynaptica Corporation for a variance of the Zoning Regulations; Section 12.4.18 to allow residential use to exceed 50% of the buildings total floor area. Permission to convert the second floor offices to two residential dwelling units. Premises: DCD Zone

14. 680 Kings Highway, Map 79, Parcel 128. Petition of ELAD, LLC for a variance of the Zoning Regulations; Section 12.4.18 to allow for residential use to the first floor and in excess of 50% residential use of the buildings total floor area. Permission to convert office space to residential use. Premises: DCD Zone

15. 73 Thorpe Street, Map 180, Parcel 146. Petition of Betty Green Gigliotti for a variance of the Zoning Regulations; Section 12.3.16 to allow residential use to be located on the ground floor and to exceed 50% of the total floor area of the building 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 three family dwelling. Premises: CDD Zone

16. 245 Sherman Street, Map 180, Parcel 37. Petition of William and Kelly McGee for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 11.1 feet, proposed 10.7 feet. Permission to legitimize a construction error. Premises: A Zone

17. 991 Pequot Avenue, Map 281, Parcel 2. Petition of Andrew and Kelley Schutte for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 40 feet, proposing 2 feet, and Section 5.2.5 to increase lot coverage from 15%, currently 16.8%, proposing 17.5%. Permission to construct a one story 10x14 shed. Premises: R-3 Zone

**KEVIN COYNE, CHAIRMAN**

**JANE GITLIN NISHBALL, SECRETARY**

**JOSEPHINE KEOGH, CLERK**