

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
NOTICE OF SPECIAL MEETING

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

Call (667) 776-9044 on Thursday, January 7, 2021 at 3:00 p.m., Executive
Session will be conducted at 2:45 p.m.

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 only. The public is encouraged to send their comments before the meeting to the following email: tpzcommission@fairfieldct.org.
- As you would in a public meeting, please include your name and home address with your comment. All comments received and verified will be posted to the TPZ webpage or added to the minutes from this meeting with your Name and Address Only—your email address will be excluded.



CONTINUED DOCKET :

7. 160 Pine Creek Avenue, Map 238, Parcel 36. Petition of David Tortorello for a variance of the Zoning Regulations; Section 11.11.2 to reduce the side line setback from 5 feet, currently 5.4 feet, proposing 1.2 feet. Permission to construct a platform for a stand-alone generator. Premises: BD Zone

CONTINUED TO 4-1-21:

11. 30 Daybreak Road, Map 244, Parcel 22A. Petition of James Santa Barbara for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 25 feet, currently 26 feet, proposing 19 feet. Permission to construct a one-story screen porch. Premises: AA Zone

GENERAL DOCKET:

1. 290 Tunxis Hill Road, Map 40, Parcel 328. Petition of 290 Tunxis Hill, LLC for a variance of the Zoning Regulations Section 29.10.1 to increase the size of a wall sign from 72 square feet proposing 120.59 square feet and the overall height from 36", proposing 61 ½". Permission to construct a new wall sign. Premises: DCD Zone
2. 72 Rose Hill Road, Map 241, Parcel 83. Petition of Bonnie Paige for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 15%, currently 17.9%, proposing 18.6%. Permission to construct a front and rear porticos. Premises: R-3 Zone
3. 399 Riverside Drive, Map 130, Parcel 39. Petition of Susan and Matthew Rush for a variance of the Zoning Regulations; Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 30% and 42.3%, proposing 28.7% and 42.1%. Permission to construct a new 2 ½ story single-family dwelling. Premises: A Zone
4. 72 Willow Street, Map 241, Parcel 135. Petition of Kevin Lynyak for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 15%, currently 15.4%, proposing 15.8%. Permission to construct a one-story addition. Premises: R-3 Zone
5. 879 Bronson Road, Map 177, Parcel 186. Petition of Daniel and Jennifer Najjar for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side setback from 25 feet, currently 24.9 feet, proposing 24.9 feet and Section 5.2.5 to increase total lot coverage from 10%, currently 10.4%, proposing 10.5%. Permission to construct a side open porch and enclose a rear covered porch. Premises: AA Zone
6. 1009 Redding Road, Map 221, Parcel 28. Petition of James and Diane Caserta for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 60 feet, currently 43.6 feet, proposing 44.7 feet. Permission to construct a one-story addition. Premises: AAA Zone
7. 200 Harvester Road, Map 49, Parcel 23. Petition of Arthur Baruch for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage and total floor area 15% and 30%, proposing 15.8% and 31.1%. Permission to legitimize a construction error. Premises: R-3
8. 41 Old Elm Road, Map 26, Parcel 280. Petition of Vera and Vancler Candini for a variance of the Zoning Regulations; Section 5.2.4 to reduce two side line setbacks and street line setback from 15 feet and 40 feet, currently 10.8 feet, 23.8 feet and 23.8 feet, proposing 10.8 feet, 6.7 feet and 23.8 feet, and Section 5.2.5 to increase lot coverage from 15%, currently 17.82%, proposing 17.63%. Permission to construct a one-story addition to attach garage and a 2nd floor addition over existing footprint. Premises: R-3 Zone

9. 28 Robson Place, Map 139, Parcel 336. Petition of Colleen Webb and Jonathan Inerfeld for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 21.4 feet, proposing 21.4 feet and Section 5.2.5 to increase the lot coverage and the total floor area from 20% and 40%, currently 34.82% and 43.8%, proposing 32.8% and 49.99%. Permission to remove rear landing and stairs, construct new landing, stairs, and second floor addition. Premises: A Zone
10. 275 North Cedar Road, Map 176, Parcel 29. Petition of Paul and Corinne Cicerchia for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 25 feet, currently 29.8 feet, proposing 15.3 feet. Permission to construct a new two-car garage. Premises: AA Zone
11. 7 Ennis Lane, Map 232, Parcel 65. Petition of John Cusmano and Kym Dagastino for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street setback on a corner lot from 60 feet, proposing 41.2 feet. Permission to construct an inground pool. Premises: B Zone
12. 11 Unquowa Road, Map 180, Parcel 244. Petition of Fairfield Community Theatre, LLC for a variance of the Zoning Regulations; Section 30.2 to reduce the distance between two café permits from 1500 feet, proposing 260 feet. Permission to establish a café as part of the Community Theater project. Premises: CDD Zone
13. 101 Robert Lane, Map 177, Parcel 12. Petition of Kathryn Gussen for a variance of Zoning Regulations; Section 5.2.4 to reduce the street line and rear line setbacks from 30 feet and 30 feet, currently 20.7 feet and 30.7 feet, proposing 20.7 feet and 11.6 feet and Section 5.2.5 to increase lot coverage and total floor area from 20% and 40%, currently 15.43% and 23.62%, proposing 23.62%, and 44.1%. Permission to construct a two story and 2nd floor additions. Premises: A Zone
14. 11 Daves Lane, Map 243, Parcel 283. Petition of Andrew and Elizabeth Allen for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setbacks from 40 feet, currently 18.4 feet, proposing 20.5 feet to house and 18.4 feet to front porch. Permission to construct a 2 story and 2nd floor additions and covered front porch. Premises: R-3 Zone
15. 158 Robin Lane, Map 125, Parcel 200. Petition of New Beginning Properties for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet, currently 28.9 feet, proposing 28.9 feet. Permission to construct a 2nd floor over the 1st floor footprint. Premises: A Zone
16. 53 Old Dam Road, Map 234, Parcel 191. Petition of Michael Schramm for a variance of the Zoning Regulations; Section 11.10 to increase the lot coverage from 20%, currently 22.6%, proposing 23%. Permission to construct a new deck, dock and patio. Premises: BD Zone

17 (a) 46 Pope Street, Map 42, Parcel 411. Petition of 46 Pope Street, LLC for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size & square from 6,000 square feet and 60 feet, proposing 5,000 square feet and 50 feet and Section 2.7 to reduce the lot frontage from 60 feet, proposing 50 feet. Permission to establish a building lot for a single-family dwelling. Premises: B Zone

17 (b) 46 Pope Street, Map 42, Parcel 411. Petition of 46 Pope Street, LLC for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum lot size and square from 6,000 square feet and 60 feet, proposing 5,000 square feet and 50 feet and Section 2.7 to reduce the lot frontage from 60 feet, proposing 50 feet. Permission to establish a building lot for a single-family dwelling. Premises: B Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK