

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, October 7, 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

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

GENERAL DOCKET:

- 1. 314 Sturges Road, Map 179, Parcel 271. Petition of Frank B. Clarke II for a variance of the Zoning Regulations; Section 5.2.5 to increase the lot coverage from 15%, currently 16.2%, proposing 21.5%. Permission to construct a rear deck. Premises: R-2 Zone**
- 2. 24 Thorpe Street, Map 180, Parcel 166. Petition of Marshmallow Holdings, LLC for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 10', proposing 6.2'. Permission to construct a monument sign. Premises: CDD Zone**
- 3. 830 Beach road, Map 138, Parcel 46. Petition of Sophia V. Leonida for a variance of the Zoning Regulations; Section 5.2.5 to increase the lot coverage from 20%, currently 23.7%, proposing 24.5%. Permission to legitimize a construction error. Premises: A Zone**
- 4. 75 Harvester Road, Map 47, Parcel 308. Petition of Reveille by Design & Ashlee Fox for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setbacks to the house, an open front porch, and both side lines from 40 feet to the house & 30 feet to the open front porch and 15 feet to either side line, currently 32.1 to the house, 9 feet and 14.2 feet to the sides, proposing 30.6 feet to the house, 24.7 feet to the open front porch, and 9 feet and 14.2 feet to the side lines. Permission to construct a 2 story and 2nd story with attic additions and a new open front porch. Premises: R-3 Zone.**
- 5. 88 Dwight Street, Map 182, Parcel 73. Petition of Victor Nesi for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 30 feet to the house, currently 30.4 feet to the house, proposing 26.5 feet to the house, and Section 5.2.5 to increase the total lot coverage and total floor area from 20% and 40%, currently 22.5% and 21.3%, proposing 22.3% and 42.9%. Permission to construct a one story and second floor with attic additions and front and rear porches with stairs. Premises: A Zone.**
- 6. 65 New Street, Map 28, Parcel 550. Petition of Benjamin T. and Kate Lavigne for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side and rear setbacks for an accessory structure from 10 feet, currently 4.2 feet and 3.8 feet, proposing 6.2 feet, and 5.8 feet. Permission to construct a second story addition to an existing detached garage. Premises: A Zone**
- 7. 101 Millard Street, Map 182, Parcel 60. Petition of William S. & Justine E. Leavy for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 18.3 feet, proposing 18.3 feet and Section 5.2.4.3 to reduce the side line setback for an accessory structure from 4 feet, proposing 2.3 feet. Permission to construct a second floor addition with attic and a detached one car garage. Premises B Zone.**

8. 267 South Pine Creek Road, Map 231, Parcel 35. Petition of Karen Jaber for a variance of the Zoning Regulations; Section 5.2.4 to reduce the secondary street line setback on a corner lot from, 17 feet, currently 5.5 feet, proposing 11.8 feet to the house and 5.3 feet to the open front porch, and Section 5.2.5 to increase the lot coverage and total floor area from 30% and 50%, currently 21.8% and 18.6%, proposing 31.6% and 58%. Permission to construct a new FEMA compliant 2-1/2 story single family dwelling w/front porch. Premises B Zone

9. 15-17 Beacon View Drive, Map 42, Parcel 622. Petition of Ilhami Palik for a variance of the Zoning Regulations; Section 2.8.1.1 to expand a pre-existing non-conforming two family dwelling. Permission to construct a rear two story addition. Premises: R-3 Zone

10. 21 Beacon View Drive, Map 42, Parcel 621. Petition of Ilhami Palik for a variance of the Zoning Regulations; Section 5.1.1 to convert a single family dwelling into a two family dwelling and Section 5.2.4 to reduce the side line setback from 15 feet, currently 12.1 feet, proposing 14.5 feet. Permission to construct a rear two story addition and convert the single family dwelling into a two family dwelling. Premises R-3 Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK