

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, April 1, 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 DOCKET MOVED 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 5.2.4.3 to reduce the side setback for an accessory structure from 25 feet, proposing 10 feet, and Section 5.2.5 to increase lot coverage from 10%, currently 7.95%, proposing 10.67%. Permission to construct a new detached two-car garage. Premises: AA Zone**

**GENERAL DOCKET:**

**1. 525 Tunxis Hill Cutoff, Map 77, Parcel 200. Petition of Black Rock Associates for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 25 feet, currently 25.3 feet, proposing 10.5 feet and Section 28.6.12 to reduce the required packing spaces by 19. Permission to construct a retractable awning and to establish seasonal outdoor dining. Premises: DCD Zone**

**2. 92 Phyfe Road, Map 177, Parcel 8E. Petition of Carol and Glenn Mackno for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line and sum of two sideline setbacks from 7 feet and 20 feet currently, 9.8 feet and 32.4 feet, proposing 6.2 feet and 16 feet and Section 5.2.5 to increase lot coverage from 20%,**

currently 21.9%, proposing 26.6%. Permission to construct a one-story sunroom.  
Premises: A Zone

3. 215 Hanford Drive, Map 147, Parcel 11. Petition of Seth and Dana Zuskin for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 20%, currently 27.29%, proposing 25.36%. Permission to remove existing deck and construct a one story-addition. Premises: A Zone

4. 680 Bronson Road, Map 229, Parcel 195. Petition of Alan and Lisbeth McKeon for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 20%, currently 15.9%, proposing 22.9%. Permission to construct a one story, two-car garage. Premises: A Zone

5. 170 Brookfield Avenue, Map 40, Parcel 224. Petition of Matthew Hallock for a variance of the Zoning; Section 12.4.18 to permit residential use on the 1<sup>st</sup> floor and 100% of the structure. Permission to establish a 2<sup>nd</sup>. dwelling in place of commercial space. Premises: DCD Zone

6. 18 Ross Hill Road, Map 147, Parcel 147. Petition of Andrew and Mary Tennant 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 7 feet. Permission to construct an in ground pool. Premises: A Zone

7. 600 Merwins Lane, Map 223. Parcel 61. Petition of Brian and Kerry Strickland 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 13.5 feet. Permission to construct a detached one story, two-car garage. Premises: AAA Zone

8. 383 South Benson Road, Map 139, Parcel 254. Petition of Joseph Garin for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setbacks on a corner lot from 30 feet, currently 8.6 feet proposing 8.6 feet and Section 5.2.5 to increase lot coverage from 20%, currently 20.8%, proposing 23.1%. Permission to construct a one-story addition. Premises: A Zone

9. 44 Newport Place. Map 74, Parcel 145. Petition of Stephen M. Kornutik for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 40 feet and 30 feet, currently 34.3 feet and 33.9 feet, proposing 35.1 feet and 28.1 feet. Permission to construct a 2<sup>nd</sup> floor addition and open front porch. Premises: R-3 Zone

10. 240 Fulling Mill Lane, Map 177, Parcel 191B. Petition of Roy W. Bjorlin and Lenore F. Bjorlin for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 50 feet, currently 47.1 feet, proposing 47.1 feet. Permission to construct a 2<sup>nd</sup> floor addition. Premises: AA Zone

**11. 736 Riverside Drive, Map 139, Parcel 278. Petition of 736 Riverside Drive LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line and street line setbacks from 7 feet and 30 feet, currently 5.7 feet and 23.9 feet, proposing 5.7 feet and 23.9 feet. Permission to construct a second floor addition with attic. Premises: A Zone**

**KEVIN COYNE, CHAIRMAN**

**JANE GITLIN NISHBALL, SECRETARY**

**JOSEPHINE KEOGH, CLERK**