

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 7, 2022 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 GO TO:

<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

EXECUTIVE SESSION

1. Approval of Minutes of Thursday, March 3, 2022
2. Approval of Secretary's Fees

CONTINUED DOCKET:

9. 1088 Harbor Road, Map 241, Parcel 149. Petition of 1100 Harbor Road, LLC to reverse and modify the decision of the Zoning Enforcement Officer regarding a zoning compliance stamp on an application to the Historic District Commission and issuance of a Zoning Compliance. Premises: R-3 Zone

7. 250 Pequot Avenue, Map 241, Parcel 175A. Petition of Pequot Realty, LLC for a variance of the Zoning Regulations; Section 10.12 to increase total lot coverage and total floor area from 20% and 50%, proposing 33.66% and 127.69%, and Section 10.6.7 to reduce the distance within 4 miles of another such district and Section 10.14 and 28.6.1 to reduce the minimum required off-street parking from 63, proposing 52 and Section 10.11 to increase the number of stories from 3, proposing 4. Permission to construct a proposed, (4) story, elderly multifamily (18) unit residential building. Premises: NDD Zone

2. 86 French Street, Map 238, Parcel 71. Petition of Andrew B. and Kathleen A. Wile for a variance of the Zoning Regulations; Section 11.15 to reduce the two street line setbacks on a corner lot from 15 ft., currently 10.6 ft. and 2.7 ft., proposing 9.8 ft. to dwelling and 3.1 ft. to stairs and 10 ft.; and Section 11.10 to increase the total lot coverage from 20%, currently 39.3%, proposing 39.6%. Permission to remove existing dwelling and construct a new FEMA compliant single-family dwelling. Premises BD

3. 1386 Hillside Road, Map 173, Parcel 73. Petition of Erik and Heather Mahland for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 60 ft., currently 45.2 ft., proposing 35.7 ft. Permission to construct a (1) one-story detached pool house. Premises: AAA Zone

8. 95 Old Post Road, Map 241, Parcel 216. Petition of Baltimore Associates Limited Partnership for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 25 ft., currently 20.9 ft., proposing 21 ft., and Section 28.8 to reduce the required parking spaces from 24, proposing 21. Permission to construct a new (3) story, mixed-use building. Premises: DI Zone

GENERAL DOCKET:

1. 478 Holly Dale Road, Map 120, Parcel 33. Petition of Gregory Bugaj for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sideline setback from 25 ft., currently 24.4 ft., proposing 24.5 ft. Permission to construct a 2nd floor addition and raise the 1st floor height for a new (2) car garage. Premises AA Zone

2. 1073 North Benson Road, Map 143, Parcel 160. Petition of Fairfield University for a variance of the Zoning Regulations; Section 5.2.2 to increase the height of a structure from 40 ft., proposing 56 ft., and the number of stories from three (3), proposing five (5). Permission to construct a new student dormitory. Premises: AA Zone

3. 75 Old South Road, Map 241, Parcel 156A. Petition of Haylee and Christopher Milligan for a variance of the Zoning Regulations; Section 5.2.5 to increase the total lot coverage from 15%, currently 16.1%, proposing 16%. Permission to construct a chimney. Premises R-3 Zone

4. 536 Post Road, Map 141, Parcel 60. Petition of McDonald's USA LLC, c/o TERFTZ Corporation for a variance of the Zoning Regulations; Section 28.6.12 to reduce the total number of parking spaces from 43, proposing 30. Permission to add a second drive-thru lane. Premises DCD Zone.

5. 116 Sherman Street, Map 180, Parcel 102. Petition of MTM Sherman Street LLC for a variance of the Zoning Regulations; Section 28.6.6 to reduce the total number of required spaces from 18, proposing 13. Permission to construct a new three (3) story mixed-use building. Premises CDD Zone

6. 249 Pell Meadow Drive, Map 177, Parcel 87. Petition of Jennifer Skinner and Michael Palumberi for a variance of the Zoning Regulations; Section 5.2.5 to increase the total lot coverage and total floor area from 20% and 40%, currently 19.9% and 38.6%, proposing 25.5% and 44.1%. Permission to construct a one (1) story addition over an existing patio. Premises A Zone

7. 257 Reef Road, Map 182, Parcel 218. Petition of Max-Fin Realty, LLC for a variance of the Zoning Regulations; Section 30.2 to reduce the distance between two café's from 1,500 LF, proposing 1,458 LF. Permission to establish a café. Premises NDD Zone

8. 288 Rowland Road, Map 182, Parcel 96. Petition of Andrew Schulz and Tajar Risa 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 18.83% and 28.65%, proposing 25% and 48%. Permission to construct a rear deck and a two (2) story addition. Premises A Zone
9. 1555 Fairfield Beach Road, Map 234, Parcel 15. Petition of 1555 Fairfield Beach LLC for a variance of the Zoning Regulations; Section 11.12 to reduce the setback to Long Island Sound from 130 ft. proposing 126 ft. Permission to construct a 2nd floor balcony. Premises BD Zone
10. 610 Riverside Drive, Map 130, Parcel 78. Petition of Eric Porco and Heidi Auge for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and sum of two sideline setbacks from 30 ft. and 25 ft., currently 24.4 ft. and 24 ft., proposing 28.6 ft. and 24.1 ft. Permission to construct two (2) shed style dormers. Premises A Zone
11. 117 Churchill Street, Map 130, Parcel 428. Petition of Paula H. Hughes for a variance of the Zoning Regulations; Section 5.1.1 to increase the number of dwelling units from 2, currently 3, proposing 3; Section 5.2.4 to reduce the street line, sideline and sum of two sideline setbacks from 20 ft., 5 ft. and 20 ft., currently 8 ft., 3.8 ft. and 9.1 ft., proposing 8 ft., 3.8 ft. and 9.1 ft.; Section 5.2.5 to increase the total lot coverage and total floor area from 30% and 50%, currently 43% and 83.1%, proposing 42.6% and 85.7%. Permission to reconstruct an existing three-family dwelling due to fire. Premises B Zone
12. 54 Kenwood Avenue, Map 130, Parcel 253A. Petition of Laura Pennock and Tara Collins for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and sum of two sideline setbacks from 20 ft. and 20 ft., currently 19.7 ft. and 19.25 ft., proposing 19.7 ft. and 19.25 ft. Permission to construct a 2nd floor addition with attic over existing 1st floor. Premises B Zone
13. 221 Fairview Avenue, Map 143, Parcel 36. Petition of Denise Chambers for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and rear line setbacks from 30 ft. and 30 ft.; currently 20.1 ft., and 36.5 ft., proposing 23.9 ft. and 8.1 ft.; and Section 5.2.5 to increase total lot coverage and floor area from 20% and 40%, currently 25.8% and 37.4%, proposing 31.9% and 48%. Permission to remove a detached garage and construct a (2) story, one (1) car garage attached to the dwelling with a 2nd floor addition and front porch. Premises A Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK