

**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, February 3, 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, January 6, 2022
2. Approval of Secretary's Fees

CONTINUED DOCKET:

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 the maximum lot coverage and total floor area from 20% and 50%, proposing 33.58% and 100%, 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 74, proposing 52. Permission to construct 21 multi-family residential elderly family units. Premises: NDD Zone**

GENERAL DOCKET:

1. **401 Springer Road, Map 121, Parcel 27N. Petition of Debra Cavalier for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side setback and front line setback from 25 ft. and 50 ft., proposing 15.7 ft. and 32 ft. and Section 5.2.5 to increase lot coverage from 10%, currently 8.52%, proposing 10.85%. Permission to construct a 1 ½ story one car detached garage with storage above. Premises: AA Zone**
2. **163 Oldfield Road, Map 182, Parcel 219. Petition of Phoenix Surgicals, LLC for a variance of the Zoning Regulations; Section 12.7.6.2 to reduce the side setback from 10 ft., currently 1.2 ft., proposing 1.2 ft and Section 12.6.2 to reduce the required parking spaces from 3, proposing 1. Permission to renovate an existing garage and construct a 2nd floor addition. Premises: NDD Zone**

3. **6 Boroskey Road, Map 77, Parcel 490. Petition of 6 Boroskey Drive, LLC for a variance of the Zoning Regulation; Section 5.2.4.2 to reduce the street line setback for an unenclosed structure on a corner lot from 17 ft., currently 9.1 ft., proposing 6.5 ft. Permission to allow an existing set of stairs off an open front porch. Premises: B Zone**
4. **86 French Street, Map 238, Parcel 71. Petition of Kathleen A. and Andrew B. Wile for a variance of the Zoning Regulations; Section 11.11.2 and 11.15 to reduce the two street line and one side line setbacks from 15 ft., 15 ft., and 5 ft., currently 2.7 ft., 10.6 ft. and 13 ft., proposing 5.3 ft., 10.9 ft. and 1.5 ft. for an open mechanical platform and Section 11.10 to increase lot coverage from 20%, currently 39.3%, proposing 49%. Permission to construct a FEMA compliant two story single family dwelling with open porches and balconies. Premises: BD Zone**
5. **107 Newton Street, Map 139, Parcel 280. Petition of TJK Builders, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce two street lines and rear line setbacks from 30 ft., 22 ft., and 30 ft., currently 18.7 ft., 16 ft. and 40.1 ft., proposing 18.3 ft., 16 ft. (to house), 6.4 ft. (to stairs) and 25.3 ft. to rear stairs and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 15.7% and 27.1%, proposing 30% and 50%. Permission to construct additions, front porch, rear stairs and to make the dwelling FEMA compliant. Premises: A Zone**
6. **463 Davis Road, Map 47, Parcel 146. Petition of Robert C. and Lynette R. Darken for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 40 ft., currently 30.9 ft., proposing 35.6 ft. and Section 5.2.5 to increase the lot coverage from 15%, currently 21.5%, proposing 21.6%. Permission to construct a one story addition in place of a side open porch. Premises: R-3 Zone**
7. **44 Turney Road, Map 139, Parcel 360. Petition of David S. and Carolyn Houghton for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 21.3%, proposing 20.8%. Permission to re-construct a fire damaged two car garage with storage above. Premises: A Zone**
8. **5545 Park Avenue, Map 14, Parcel 2. Petition of 5545 Park Avenue for a variance of the Zoning Regulation Section 5.2.2 to increase the number of stories/height from 3 stories/40 ft., proposing 4 stories/56.6 ft.; Section 5.2.5 to increase the total lot coverage and total floor area from 15% and 30%, proposing 25.9% and 107.7%. Permission to construct a (4) story dormitory. Premises: R-3**
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.**

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK