

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS SPECIAL MEETING
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, May 12, 2022 at 4:00 p.m., Executive Session will be conducted at 3:45 p.m.

MEMBERS OF THE PUBLIC:
IN LIGHT OF COVID-19, THE TOWN IS CONDUCTING THIS SPECIAL MEETING
IN A HYBRID MANNER.

REMOTE ACCESS IS 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

IN-PERSON WILL BE HELD IN THE FIRST FLOOR CONFERENCE ROOM OF JOHN J.
SULLIVAN INDEPENDENCE HALL, 725 OLD POST ROAD. THE APPLICANT, AGENT AND/OR
MEMBERS OF THE PUBLIC CAN OPT TO JOIN EITHER WAY.

EXECUTIVE SESSION

1. Approval of Minutes of Thursday, April 7, 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 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
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

CONTINUED DOCKET:

4. 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. 108 Edgewood Place, Map 30, Parcel 114. Petition of Jodi Sacks for a variance of the zoning regulations section 5.2.5 to increase lot coverage from 20%, currently 28.1%, proposing 30.6%. Permission to construct a rear one story addition with landing and stairs. Premises: A Zone
2. 448 Ruane Street, Map 182, Parcel 837. Petition of Kardamis Construction, LLC for a variance of the zoning regulations section 5.2.4 to reduce the primary street line setback on a corner lot from 20 ft., currently 19.3 ft., proposing 19.3 ft. Permission to construct a 2nd floor addition with attic. Premises: B Zone
3. 301 Palamar Drive, Map 74, Parcel 149. Petition of Frank M. and Lisa M. Cavalea for a variance of zoning regulations section 5.2.4 to reduce the side setback from 15 ft., currently 13.2 ft., proposing 13.2 ft., and Section 5.2.5 to increase the total lot coverage from 15%, currently 17.65%, proposing 20.29%. Permission to construct a rear one-story addition. Premises: R-3
4. 79 Ann Street, Map 182, Parcel 676. Petition of Shailen Patel for a variance of the zoning regulations section 5.2.4 to reduce the sum of two sideline setbacks from 15 ft., currently 16.7 ft., proposing 13.4 ft. Permission to remove existing garage and construct two (2) one story additions. Premises: B Zone
5. 1460 Post Road, Map 180, Parcel 246. Petition of 1460 Post Road, LLC. for a variance of zoning regulations section 28.6.12 to reduce the required parking for outdoor dining by nine (9) spaces. Permission to establish a rooftop patio for outdoor dining. Premises: CDD Zone
6. 45 Fields Rock Road, Map 226, Parcel 13. Petition of Lisa Doocy for a variance of zoning regulations section 5.2.4 to reduce the street line setback from 50 ft., currently 24.5 ft., proposing 26.0 ft. Permission to raise the eave line to create adequate height for a bathroom remodel. Premises: AA Zone
7. 168 Willow Street, Map 241, Parcel 158A. Petition of 168 Willow Street, LLC. for a variance of the zoning regulations section 5.1.5(a) to allow an accessory structure on a parcel that does not have a primary dwelling. Permission to remove and rebuild a barn. Premises: R-3
8. 552 Knapps Highway, Map 42, Parcel 649. Petition of Michael Carafotes for a variance of the zoning regulations section 5.2.4 to reduce the rear and two (2) sideline setbacks from 30 ft. and 15 ft., currently 3.25 ft., 3.75 ft. and 5.4 ft., proposing 3.25 ft., 3.75 ft. and 5.1 ft., and section 5.2.5 to increase the total lot coverage and total floor area from 15% and 30%, currently 13.2% and 17.2%, proposing 19.28% and 33.04%. Permission to construct a two (2) story and 2nd floor additions with open, covered porch.

9. 990 Mill Hill Terrace, Map 243, Parcel 227. Petition of Brian and Alison Flume for a variance of the zoning regulations section 5.2.4 to reduce both sideline setbacks from 15 ft., currently 8.9 ft. and 12.8 ft., proposing 6.7 ft. and 11 ft. Permission to construct a rear one (1) and two (2) story addition and relocate the Bilco door. Premises: R-3
10. 44 Wakeman Road, Map 141, Parcel 121. Petition of Trinity Baptist Church for a variance of the zoning regulations section 5.2.4 to reduce the street line setback from 30 ft., currently 18.8 ft., proposing 18.8 ft. Permission to construct a 3rd floor addition. Premises: A Zone
11. 112 Lalley Boulevard, Map 182, Parcel 42. Petition of Wood End Development, LLC. for a variance of the zoning regulations section 5.2.5 to increase the total lot coverage from 20%, proposing 20.3%. Permission to legitimize a construction error. Premises: A Zone
12. 888 Oldfield Road, Map 232, Parcel 162. Petition of 888 Oldfield Road for a variance of the zoning regulations section 5.1.1 to increase the number of dwelling units from 2, proposing 6. Permission to construct three (3) two-family dwellings with a C.A.M. application. Premises: B Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK