

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, June 2, 2022 at 2:00 p.m., Executive Session will be conducted at 1:45 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, May 12, 2022
2. Approval of Secretary's Fees

CONTINUED DOCKET:

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 34.3 ft. Permission to construct a (1) one-story pool house. Premises: AAA 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 two (2), proposing six (6). Permission to construct three (3) two-family dwellings with a C.A.M. application. Premises: B Zone

GENERAL DOCKET:

1. 11 Southfield Road, Map 231, Parcel 259. Petition of Edward C. & Jean L. Mason for a variance of the Zoning Regulations section 5.2.5 to increase lot coverage from 20%, currently 23.4%. Permission to legitimize a construction error. Premises: A Zone
2. 110 Shoreham Terrace, Map 130, Parcel 181. Petition of Leigh Overland for a variance of the Zoning Regulations section 5.2.4.1 to reduce the side setback for a utility deck and stairs from 5 ft., proposing 4.4 ft., and Zoning Regulation 5.2.4.3 to reduce the side setback for an accessory structure from 4 ft., proposing 0.6 ft., and section 5.2.5 to increase lot coverage from 20%, currently 26%, proposing 27.5%. Permission to legitimize a utility platform and stairs and two propane tanks. Premises: A Zone
3. 2150 Post Road, Map 231, Parcel 380. Petition of 2150 Post Road Realty, LLC for a variance of the Zoning Regulations section 31.2.16, to reduce the setback from the edge of the building 2 ft. for every 1 ft. in height. Antennas are 12 ft. in height and are required to be 24 ft. from the roof's edge. Proposing 6 ft., 20'10", 21'4", and 23'. Permission to install three (3) new cellular antennas and one (1) equipment panel box. Premises DCD
4. 190 Sherman Street, Map 180, Parcel 55. Petition of McKenzie Real Estate Group, LLC for a variance of the Zoning Regulations section 12.7.6.2 to increase the side setback from 0 ft., currently 4 ft., proposing 4.9 ft. and section 28.6.6 to reduce the required number of parking spaces from seven (7), proposing five (5). Permission to construct a two (2) story rear addition. Premises: CDD
5. 50 Berkeley Road, Lot A, Map 42, Parcel 80. Petition of Julia G. Smith for a variance of the Zoning Regulations section 2.7 to reduce the lot frontage from 60 ft., currently 100 ft., proposing 50 ft. and section 5.1.1 to reduce the lot size and lot square from 6,000 sq. ft., and 60 sq. ft., currently 10,000 sq. ft., proposing 5,000 sq. ft. and 50 sq. ft. Premises B Zone
6. 50 Berkeley Road, Lot B, Map 42, Parcel 80. Petition of Julia G. Smith for a variance of the Zoning Regulations section 2.7 to reduce the lot frontage from 60 ft., currently 100 ft., proposing 50 ft., and section 5.1.1 to reduce the lot size and lot square from 6,000 sq. ft. and 60 sq. ft., currently 10,000 sq. ft., proposing 5,000 sq. ft. and 50 sq. ft. . Permission to establish a building lot. Premises B Zone
7. 142 Hunter Road, Map 147, Parcel 281 Q. Petition of John and Gabriela Cevallos for a variance of the Zoning Regulations section 5.2.4 to reduce the sum of the sideline setbacks from 25 ft., currently 24.6 ft., proposing 24.6 ft. and section 5.2.5 to increase the total lot coverage from 20%, currently 26%, proposing 26.7%. Permission to construct a rear two (2) story and 2nd floor additions. Premises A Zone
8. 288 Adley Road, Map 49, Parcel 49. Petition of Arthur Branch for a variance of the Zoning Regulations section 5.2.4 to reduce the street line and sideline setbacks from 40 ft., (30 ft. to the open porch), and 15 ft., currently 18.5 ft. and 14.8 ft., proposing 30.3 ft. to house, 26.4 to open porch and 14.8 ft. Permission to construct a two (2) story and 2nd-floor addition with attic and open front porch. Premises: R-3 Zone

9. 250 Pequot Avenue, Map 241, Parcel 175 A. Petition of Pequot Realty, LLC for a variance of the Zoning Regulations section 12.5.5 to allow residential use on the first floor and section 12.7.4 to increase the number of stories and height from three (3) stories and 30 ft., proposing four (4) stories and 40 ft. and section 12.7.5.2 to increase the total floor area from 100%, proposing 126%, and to permit a single building greater than 14,000 sq. ft. Permission to construct a four (4) story multi-family, eighteen (18) unit residential building. Premises NDD
10. 111 Blackrock Turnpike, Map 80, Parcel 4. Petition of Invest II for a variance of the Zoning Regulations section 28.6.12 to reduce the minimum required parking spaces from 402, proposing 111. Permission to establish a brewery. Premises: DI
11. 461 Riverside Drive, Map 130, Parcel 45. Petition of Robert and Jennifer Gainer for a variance of the Zoning Regulations section 5.2.4 to reduce the street line, sideline, and sum of two (2) sideline setbacks from 30 ft., 7 ft., and 20 ft., currently 32.3 ft., 6.9 ft., and 18.3 ft., proposing 25.3 ft., 6.9 ft., and 18.3 ft. and section 5.2.5 to increase lot coverage from 20%, currently 23.7%, proposing 25.1%. Permission to construct a one (1) story addition with open front porch. Premises: A Zone
12. 115 Bel Air Lane, Map 76, Parcel 267. Petition of Binoy D'Costa and Pheroza Parashar for a variance of the Zoning Regulations section 5.2.4 to reduce the street line setback from 30 ft., currently 21.7 ft., proposing 21.7 ft. and section 5.2.4.3 to reduce the street line setback for an open porch from 20 ft., currently 18 ft., proposing 13.6 ft. Permission to construct a 2nd floor addition and open front porch. Premise: A Zone
13. 319 Harbor Road, Map 241, Parcel 1. Petition of 319 Harbor Road, LLC for a variance of the Zoning Regulations section 5.1 to legitimize the number of dwelling units on one (1) lot from one (1), currently three (3), proposing three (3). Permission to legalize three (3) dwellings on one (1) lot, and remove and rebuild the principal dwelling. Premises: R-3 Zone
14. 88 Dwight Street, Map 182, Parcel 73. Petition of Victor Nesi for a variance of the Zoning Regulations section 5.2.5 to increase lot coverage from 20%, currently 22.5%, proposing 22.9%. Permission to construct a platform for a stand-alone generator. Premises: A Zone
15. 492 Penfield Rd., Map 138, Parcel 202. Petition of John Sorensen and Julia McMahon for a variance of the Zoning Regulations section 5.2.4.1 to reduce the side setback for an accessory structure from 5 ft., proposing 3.1 ft. and section 5.2.5 to increase lot coverage from 20%, currently 19.9%, proposing 22.1%. Permission to construct a rear deck with stairs and a platform for a stand-alone generator. Premises A Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK