

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, July 7, 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 26, 2022 Special Meeting
2. Approval of Minutes of Thursday, June 2, 2022
3. Approval of Secretary's Fees

CONTINUED DOCKET:

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

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

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

GENERAL DOCKET:

1. 50 Bay Edge Court, Map 130, Parcel 13A. Petition of Andrew Yue for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear setback for an accessory structure from 4 feet, proposing 0 feet, and Section 5.2.5 to increase lot coverage from 20%, currently, 22.8%, proposing 23.4%. Permission to construct a dock and walkway. Premises: A Zone

2. 91 Quincy Street, Map 138, Parcel 196A. Petition of Nicholas and Jessica Mainiero for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 25.5%, proposing 25.4%. Permission to construct a rear deck with stairs. Premises: A Zone

3. 288 Rowland Road, Map 182, Parcel 96. Petition of Andrew Leo Schulz and Tajar Risa for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the setback for an accessory structure greater than 15 feet in height and Section 5.2.5 to increase lot coverage and total floor area from 20% and 40%, currently 18.83% and 28.65%, proposing 24.98% and 46.37%. Permission to construct a FEMA compliant detached, two (2) story garage with a home office above. Premises: A Zone.

4. 281 Penfield Road, Map 139, Parcel 184. Petition of Kim Whalen for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 25.7%, proposing 26%. Permission to construct an elevated platform for a generator. Premises: A Zone.

5. 157 Old Stratfield Road, Map 42, Parcel 135. Petition of Zdenek Turczyn for a variance of the Zoning Regulations Section 5.2.5 to increase the total floor area from 50%, currently 35.7%, proposing 53.9%. Permission to construct a new two (2) story, single-family dwelling. Premises: B Zone

6. 1080 South Pine Creek Road, Map 232, Parcel 172. Petition of Michael and Julianne Siladi for a variance of the Zoning Regulations Section 5.2.4 to reduce the second street line setback on a corner lot from 30 feet, currently 7 feet, proposing 7 feet. Permission to construct a 2nd floor addition over an existing garage. Premises: R-3 Zone.

7. 275 Paulding Street, Map 182, Parcel 66. Petition of Moira J. Curran for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 30%, currently 31.1%, proposing 34.6%. Permission to construct a one (1) story addition in place of an existing deck. Premises: B Zone

8. 92 Phyfe Road, Map 177, Parcel 8E. Petition of Glenn M. and Carol L. Mackno for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 26.6%, proposing 27%. Permission to legitimize a set of stairs. Premises: A Zone

9. 65 Elderberry Lane, Map 77, Parcel 648H. Petition of Ryan and Katherine Giasullo for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 30 feet, currently 24.5 feet, proposing 12.9 feet and Section 5.2.5 to increase lot coverage from 20%, currently 17.4%, proposing 21%. Permission to construct a rear deck. Premises: A Zone

10. 939 Redding Road, Map 223, Parcel 45. Petition of Amy Nistico for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback for an accessory structure greater than 100 square feet from 30 feet, proposing 10 feet. Permission to construct a detached, two (2) story, two (2) car garage. Premises: AAA Zone
11. 209 Alma Drive, Map 147, Parcel 334. Petition of Amy Kim for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side setback for an accessory structure from 4 feet, proposing 2 feet; and Section 5.2.5 to increase lot coverage from 20%, currently 20%, proposing 21%. Permission to construct an elevated FEMA compliant platform for a generator. Premise: A Zone
12. 193 South Benson Road, Map 139, Parcel 332. Petition of Eric West and Diana Epstein for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the rear setback for an accessory structure from 4 feet, currently 2 feet, proposing 1.75 feet; and Section 5.2.5 to increase lot coverage from 20%, currently 22.44%, proposing 23.79%. Permission to expand the existing detached garage. Premises: A Zone
13. 56 Rugby Road, Map 231, Parcel 98. Petition of 56 Rugby Road, LLC. for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 30%, currently 32.5%, proposing 36%. Permission to construct a rear deck. Premises: B Zone
14. 807 Riverside Drive, Map 139, Parcel 267. Petition of Paul Sirbano, Jr. and Christine Sirbono for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 28.2 feet, proposing 23.1 feet. Permission to enclose a portion of the front porch. Premises: A Zone
15. 240 Henry Street, Map 177, Parcel 163. Petition of Taylor and Elissa Ranney for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 24.6 feet, proposing 24.6 feet. Permission to construct a 2nd floor addition with an attic above. Premises: A Zone
16. 1903 Post Road, Map 180, Parcel 199. Petition of 1903 Post Road, LLC for a variance of the Zoning Regulations Section 30.2 to reduce the distance between two cafés from 1,500 feet, proposing 252 feet. Permission to establish a café. Premises: DCD Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK