

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, November 3, 2022 at 3:00 p.m., Executive Session will be conducted at 2:45 p.m.

MEMBERS OF THE PUBLIC:  
THE TOWN IS CONDUCTING THIS 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](mailto: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, October 6, 2022**
2. **Approval of Secretary's Fees**

**CONTINUED DOCKET:**

**10. 154 Ferncliff Road, Map 46, Parcel 250. Petition of Madeline C. Gianatasio for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 15%, currently 16.2%, proposing 18.7%; and Section 6.3.2 to allow an accessory apartment to exceed 40% of the floor area of the original residence, proposing 42%. Permission to build a two story addition to accommodate an in-law apartment and reconstructed deck. Premises: R-3 Zone**

**6. 259 Barberry Road, Map 228, Parcel 75. Petition of David T. and Nicole Ciaburro for a variance of the Zoning Regulations Section 5.2.4 to reduce the street and side line setbacks from 50 feet and 25 feet, currently 41.3 feet and 20.4 feet, proposing 41.2 feet and 8.8 feet; and Section 5.2.5 to increase the total lot coverage and floor area from 10% and 20%, currently 10.5% and 9.8%, proposing 12% and 20.6%. Permission to construct a 1 ½ story and 2 story additions. Premises: AA Zone.**

**GENERAL DOCKET:**

1. 830 Beach Road, Map 138, Parcel 46. Petition of Sophia V. Leonida for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback from 7 feet, currently 11 feet, proposing 5 feet; and Section 5.2.5 to increase the total lot coverage from 20%, currently 24.5%, proposing 24.8%. Permission to construct a platform lift. Premises: A Zone.
2. 105 Pine Creek Avenue, Map 238, Parcel 54. Petition of Maureen Gallace and Jason Tomme for a variance of the Zoning Regulations Section 11.10 to increase the total lot coverage from 20%, currently 28.6%, proposing 29.6%; and Section 11.15 to reduce the street line setback from 15 feet, currently 4.4 feet, proposing 4.3 feet. Permission to construct an elevated mechanical platform. Premises: BD Zone.
3. 2 Knapps Park Drive, Map 44, Parcel 42A. Petition of Erno Bacso for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear and street line setbacks from 30 feet & 40 feet, currently 15 feet & 29.6 feet, proposing 27 feet & 38.1 feet.; and Section 5.2.5 to increase the total lot coverage and total floor area from 15% & 30%, currently 18.69% & 27.93%, proposing 20.49% & 30.89%. Permission to construct a rear (1) one-story addition and a 2nd-floor dormer. Premises: R-3 Zone.
4. 184 Mill River Road, Map 148, Parcel 42. Petition of Shoshana Snyder for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 21.8 feet, proposing 21.5 feet. Permission to remove the existing garage and construct a new 1 ½ car garage with home office above. Premises: A Zone
5. 183 Rowland Road, Map 182, Parcel 164. Petition of Dominick J. Como Jr. & Christina A. Como for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 21.8%, proposing 22.0%. Permission to transfer a portion of the property to the neighbor. Premises: A Zone.
6. 159 Lalley Boulevard, Map 182, Parcel 4. Petition of Joseph Catalano and Susan Lacorte for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 14.5%, proposing 23.5%. Permission to construct a new side and rear deck. Premises: A Zone.
7. 49 Bonney Terrace, Map 232, Parcel 228. Petition of Joseph McCambley and Joan Zimmerman for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 30 feet, proposing 26.8 feet. Permission to construct a one story front entry addition. Premises: A Zone.

**KEVIN COYNE, CHAIRMAN**

**JANE GITLIN NISHBALL, SECRETARY**

**JODI KARAGIANES, CLERK**