

**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 Wednesday, August 2, 2023 at 2:00 p.m., Executive Session will be conducted at 1:45 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 are calling in with comments or to present, you must make yourself visible to the Board. If you call to comment, 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:

fairfieldzoning@fairfieldct.org

**APPLICATION DETAILS CAN BE FOUND BY FOLLOWING THIS LINK:
<https://www.fairfieldct.org/zba/files>**

**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, July 12, 2023**
- 2. Approval of Secretary's Fees**

GENERAL DOCKET:

- 1. 46 Sleepy Hollow Road, Map 125, Parcel 271. Petition of Vincent and Lauren Defina for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 45.4 feet, proposing 21 feet. Permission to construct a two story addition with attic. Premises: A Zone.**
- 2. 51 Nichols Street, Map 182, Parcel 705. Petition of Rosemarie and Michael Strickland for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback on a corner lot from 20 feet, currently 16.7 feet, proposing 16.7 feet. Permission to construct a 2nd floor addition with attic and to make the home FEMA compliant. Premises: B Zone.**
- 3. 3 Sedan Terrace, Map 31, Parcel 54. Petition of Matthew and Angela Peccini for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 21.6 feet to open porch and 18.9 feet to stairs, proposing 21.6 feet to addition, and 18.9 feet to stairs. Permission to construct a one-story addition with open front porch and stairs. Premises: A Zone**

4. 284 Berkeley Road, Map 42, Parcel 150. Petition of Linda Chan for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 20 feet, currently 0.9 feet, proposing 15.09 feet; and Section 2.8.1.1 to expand a non-conforming second dwelling located on one lot. Permission to construct a dormer in the attic. Premises: B Zone.
5. 229 Adley Road, Map 49, Parcel 36. Petition of Michael and Rachael MacDonald for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 40 feet, currently 32.3 feet, proposing 32.3 feet to house and 28.1 feet to open front porch; And to reduce the side line setback from 15 feet, currently 52.3 feet, proposing 13.6 feet. Permission to construct a one story, and two story additions and open front porch. Premises: R-3 Zone.
6. 142 Moritz Place, Map 77, Parcel 592. Petition of Tanya Kaplan for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line and sum of two side line setbacks from 30 feet and 25 feet, currently 19.9 feet and 24.5 feet, proposing 19.9 feet and 24.5 feet. Permission to construct a two story and 2nd floor additions. Premises: A Zone.
7. 75 Cider Mill Lane, Map 177, Parcel 182-F. Petition of Marisa and Robert Viola for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the rear setback for an accessory structure that is greater than 100 sq. ft. from 40 feet, proposing 13.8 feet. Permission to construct a one story pool house. Premises: AA Zone.
8. 111 Adley Road, Map 47, Parcel 322. Petition of FGB II, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 40 feet, currently 30.2 feet, proposing 32 feet. Permission to construct a new 2 ½ story single family dwelling. Premises: R-3 Zone.
9. 60 Katona Drive, Map 76, Parcel 250. Petition of Katfield, LLC for a variance of the Zoning Regulations Section 12.4.18 to allow residential use to be located on the 1st floor and to exceed 50% of the buildings total floor area; and Section 12.7.6.4 to reduce the setback from an adjacent residence district from 30 feet, currently 24.99 feet, proposing 24.99 feet. Permission to modify the existing commercial building and convert to 100% residential use. Premises: DCD Zone.
10. 53 Unquowa Place, Map 180, Parcel 235. Petition of Jocko Enterprises, LLC for a variance of the Zoning Regulations Section 12.7.6.1 and 12.7.6.2 to reduce the street line and side line setbacks from 10 feet and 10 feet, currently 5.3 feet and 3.8 feet, proposing 5.1 feet and 5.8 feet. Permission to construct an open front porch and 3rd floor dormers with rear fire escape. Premises: CDD Zone
11. 750 Post Road, Map 141, Parcel 80. Petition of 750 Post Road Associates, LLC to reverse or modify the decision of the zoning administrator. Permission to reverse the decision to issue a zoning permit. Premises: DCD Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK