

**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, September 7, 2023 at 3:00 p.m., Closed Executive Session will be conducted at 2:45 p.m, followed by the Executive Session.

**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](mailto: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.**

**CLOSED EXECUTIVE SESSION**

- 1. Discussion of pending litigation regarding 155 Turney Road**

**EXECUTIVE SESSION**

- 1. Approval of Minutes of Wednesday, August 2, 2023**
- 2. Approval of Secretary's Fees**

**CONTINUED DOCKET:**

- 11. 750 Post Road, Map 141, Parcel 80. Petition of Eliot Street Partners, LLC & Wiehl 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.**

## **GENERAL DOCKET:**

- 1. 689 Unquowa Road, Map 179, Parcel 45. Petition of Town of Fairfield for a variance of the Zoning Regulations Section 5.2.2 to increase the height of light stations from 40 feet, proposing 70 feet and 80 feet. Permission to install four (4) light stations at 70 feet and two (2) light stations at 80 feet. Premises: A Zone.**
- 2. 543 Old Mill Road, Map 177, Parcel 173. Petition of Christopher Tymniak for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side line setback for an accessory structure from 10 feet, currently 14.3 feet, proposing 7.8 feet. Permission to construct a two (2) story, one car garage. Premises: R-2 Zone.**
- 3. 883 Black Rock Turnpike, Map 79, Parcel 320. Petition of 883 Black Rock Turnpike, LLC for a variance of the Zoning Regulations Section 28.6.5 to reduce the required parking spaces by 5. Permission to establish a medical use to the 2<sup>nd</sup> floor. Premises: NDD Zone**
- 4. 196 Wormwood Road, Map 143, Parcel 146. Petition of Nicholas and Angela Mercurio for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 43.8 feet, proposing 26.9 feet, and the side line and sum of two side line setbacks from 7 feet and 25 feet, currently 16.7 feet and 36.5 feet, proposing 4.3 feet and 21 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 15.1%, proposing 23.5%. Permission to construct a front and rear two story addition and a side one story addition. Premises: A Zone**
- 5. 1749 Stratfield Road, Map 47, Parcel 21. Petition of Jennifer Keller for a variance of the Zoning Regulations Section 5.2.4 to reduce both street line setbacks and the side line setback from 40 feet, 30 feet and 15 feet, currently 31 feet, 20.3 feet and 11.9 feet, proposing 31.2 feet, 22.8 feet and 14.5 feet. Permission to construct a 2<sup>nd</sup> floor addition. Premises: R-3 Zone.**
- 6. 181 Katona Drive, Map 76, Parcel 273. Petition of James and Wendy Muschett for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 30 feet, currently 23.2 feet, proposing 10.5 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 21.5%, proposing 25.9%. Permission to construct a one-story addition. Premises: A Zone.**
- 7. 855 Bronson Road, Map 228, Parcel 19A. Petition of Adam Munson and Brianna Solomon for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback for an open porch from 40 feet, proposing 23.3 feet; and Section 5.2.5 to increase lot coverage from 10%, proposing 11.67%. Permission to expand front porch. Premises: AA Zone.**
- 8. 149 Beaver Street, Map 40, Parcel 341. Petition of Matthew Sylvia for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 20 feet to the house and 12 feet from open front porch, currently 15.7 feet and 11.9 feet, proposing 15.7 feet and 8.2 feet. Permission to remove and rebuild existing front entry and open porch. Premises: B Zone.**
- 9. 38 Lighthouse Point, Map 184, Parcel 19. Petition of 38 Lighthouse Point, LLC for a variance of the Zoning Regulations Section 11.3 to reduce the minimum lot area from 9,375 sq. ft., proposing 3,647 sq. ft., and to reduce the minimum lot square from 50 feet, proposing 49.9 feet. Permission to establish a building lot for a FEMA compliant single family dwelling. Premises: BD Zone.**

10. 348 Sunnie Holme Drive, Map 139, Parcel 394. Petition of Maria P. Eberle for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage and total floor area from 15% and 30%, currently 15.83% and 29.9%, proposing 17.4% and 30.98%. Permission to construct a pool house. Premises: R-3.

11. 599 Kings Highway West, Map 243, Parcel 129. Petition of Geraldine M. Carlson and Joseph C. Bertini for a variance of the Zoning Regulations Section 12.7.2 to reduce the minimum lot size from 10,000 sq. ft., currently 13,098 sq. ft., proposing 5,019 sq. ft., Section 12.7.3 to reduce the required square from 75 feet, currently 65 feet, proposing 65 feet; and Section 12.7.6.2 to allow 100% of the total floor area to be used as residential. Permission to allow for the existing single family dwelling to be on a separate lot. Premises: DCD Zone

12. 3300 Post Road, Map 243, Parcel 129. Petition of Geraldine M. Carlson and Joseph C. Bertini for a variance of the Zoning Regulations Section 12.7.2 to reduce the lot size from 10,000 sq. ft., currently 13,098 sq. ft., proposing 8,079 sq. ft., Section 12.7.3 to reduce the required square from 75 feet, currently 65 feet, proposing 65 feet; and Section 12.7.6.3 to reduce the rear setback from 10 feet, proposing 5.5 feet. Permission to allow for an existing commercial building on a separate lot. Premises: DCD Zone.

13. 212 Center Street, Map 241, Parcel 107. Petition of Tracey L. Brittis, Trustee for a variance of the Zoning Regulations Section 5.2.4 to reduce the side line and rear line setbacks from 15 feet and 30 feet, currently 5.1 feet and 6.0 feet, proposing 10.1 feet and 7.2 feet. Permission to construct a two (2) story garage. Premises: R-3 Zone.

14. 4185 Black Rock Turnpike, Map 118, Parcel 41. Petition of Fairfield Medical LLC for a variance of the Zoning Regulations Section 29.8.2 to permit a sign that will abut a right of way to the Merritt Parkway, Section 29.10.1 to increase the size of two wall signs from 3 feet in height and overall size of 72 sq. ft., proposing 4'4 3/4 " in height and overall size of 174 sq. ft. and to allow two wall signs above the ground floor; and Section 29.11 to permit a side wall sign that is greater than 3.5 feet long and wider than a foot within 300 feet of a residential district. Permission to approve a new sign plan for a new medical building. Premises: DCD Zone

KEVIN COYNE, CHAIRMAN  
JANE GITLIN NISHBALL, SECRETARY  
JODI KARAGIANES, CLERK