

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, October 11, 2023 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 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>

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, September 7, 2023**
- 2. Approval of Secretary's Fees**

CONTINUED DOCKET:

- 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 12.4.18 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.

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

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.

GENERAL DOCKET:

1. 46 Lighthouse Point, Map 184, Parcel 18. Petition of 46 Lighthouse Point, LLC for a variance of the Zoning Regulations Section 11.3 to reduce the lot size from 9,375, proposing 4,186. Permission to re-establish and legalize a pre-existing building lot. Premises: BD Zone

2. 118 Myren Street, Map 138, Parcel 18. Petition of Robert and Jennifer Burgess for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 20%, currently 25%, proposing 21%. Permission to construct a new FEMA-compliant, single-family dwelling with front and rear porches. Premises: A Zone.

3. 55 Mariners Way, Map 139, Parcel 385A. Petition of Stacey & Lucas Swineford for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback for unenclosed decks from 25 feet, proposing 18 feet; Section 5.2.4.3 to reduce the side and rear setbacks for an accessory structure from 10 feet, proposing 4 feet; and Section 5.2.5 to increase the lot coverage from 15%, currently 13.9%, proposing 16.3%. Permission to construct a shed and two covered rear decks. Premises: R-3 Zone.

4. 282 Pine Creek Avenue, Map 238, Parcel 24. Petition of Jacqueline D. Davis for a variance of the Zoning Regulations Section 11.1.4.1 to allow a detached accessory structure to contain finished livable floor area with plumbing and heat; Section 11.10 to increase the total lot coverage from 20%, currently 20%, proposing 25.4%; and Section 11.13.1 to reduce the setback from the center of Pine Creek Avenue for a lot bounded by Long Island Sound from 45 feet, currently 35.7 feet, proposing 18.1 feet. Permission to construct a FEMA-compliant, detached garage with finished space above. Premises: BD Zone.

5. 475 Lockwood Road, Map 47, Parcel 117. Petition of Polepalli Roshan for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 15%, currently 15%, proposing 18%. Permission to construct a rear deck. Premises: R-3 Zone.
6. 86 Chatham Road, Map 28, Parcel 281. Petition of David and Jacqueline Rosu for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 15%, currently 15%, proposing 18.2%. Permission to construct a rear deck and stairs. Premises: R-2 Zone.
7. 624 Center Street, Map 243, Parcel 186. Petition of Angela Benzan for a variance of the Zoning Regulations Section 5.2.4 to reduce the side and sum of two side line setbacks from 5 feet and 20 feet, currently 3 feet and 19 feet, proposing 3 feet and 19 feet; and Section 5.2.5 to increase the lot coverage and the total floor area from 30% and 50%, currently 26.8% and 28.68%, proposing 33.13% and 54.48%. Permission to construct a two-story addition with 2nd floor and attic additions and new front porch. Premises: B Zone.
8. 604 Hillside Road, Map 174, Parcel 30. Petition of Eykyn Susannah for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setbacks for an accessory structure greater than 100 square feet from 30 feet, proposing 19.6 feet. Permission to construct an inground pool. Premises: AAA Zone.
9. 33 Longdean Road, Map 183, Parcel 235. Petition of Elizabeth Lanna for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the rear and side setbacks for an accessory structure greater than 15 feet in height from 10 feet, currently 5.3 feet and 5.3 feet, proposing 5.3 and 2.3 feet; and Section 6.0 to allow for an accessory apartment in a detached structure on a non-conforming, single-family parcel in the residential B Zone. Permission to construct a 2nd floor addition with exterior stairs to the existing detached garage for an accessory apartment. Premises: B Zone.
10. 184 Lota Drive, Map 76, Parcel 36. Petition of John and Sara Taxiltaridis for a variance of the Zoning Regulations Section 5.2.4 to reduce the street setback from 40 feet, currently 30.6 feet, proposing 20.5 feet; and Section 5.2.5 to increase the lot coverage from 15%, currently 12.6%, proposing 18.6%. Permission to construct a two-story addition. Premises: R-3 Zone.
11. 36 Bay Edge Court, Map 130, Parcel 15. Petition of Christopher and Lia Filiberto for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 23.2 feet, proposing 20'. Permission to construct a 2-1/2 story FEMA compliant single family dwelling with front porch and rear deck. Premises A Zone.

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK