

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, January 2, 2025 at 3:00 p.m.

MEMBERS OF THE PUBLIC:
THE TOWN IS CONDUCTING THIS IN A HYBRID MANNER;
REMOTE ACCESS IS VIA ZOOM.

To participate online via Zoom:

- Via web browser: <https://zoom.us/j/7250682401> (Passcode: 123)
- From the Zoom app on your computer, phone, or tablet:
Meeting ID: 725 068 2401 / (Passcode: 123)

- Via Phone:
▪ Call (646) 931-3860 / Meeting ID: 725 068 2401 / (Passcode: 123)

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://filecloud.town.fairfield.ct.us/url/zbaapplications>

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.

ADMINISTRATIVE SESSION

1. **Approval of Minutes of Thursday, December 10, 2024**
2. **Approval of Secretary's Fees**

GENERAL DOCKET:

1. **54 Sterling Street, Map 657, Parcel 165. Petition of J&B Sons Home Improvement, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 19.4 feet, proposing 19.4 feet. Permission to construct a 2nd floor addition with attic above. Premises: B Zone.**
2. **1210 Unquowa Road West, Map 179, Parcel 289. Petition of Scott and Kyla Ricci for a variance of the Zoning Regulations Section 5.2.4 to reduce the secondary street line setback on a corner lot from 22 feet, currently 14.2 feet, proposing 14.6 feet. Permission to construct a 2nd floor addition. Premises: R-2 Zone.**

3. **887 Riverside Drive, Map 139, Parcel 259.** Petition of Heidi Schmeck for a variance of the Zoning Regulations Section 5.2.5 to legitimize an existing deck for the increase in lot coverage from 20%, currently 27%, proposing 27%. Permission to remove a rear deck in order to access a buried oil tank that must be removed and to rebuild on the same footprint. Premises: A Zone.
4. **320 Rakoczy Avenue, Map 79, Parcel 749.** Petition of Sean & Milena Mirkov for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 17.8 feet, proposing 17.8 feet. Permission to construct a 2nd floor addition with attic above. Premises: B Zone.
5. **29 South Pine Creek Court, Map 231, Parcel 109.** Petition of Kathrine Bingham and Damir Babic for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 20 feet, currently 18.2 feet, proposing 18.8 feet. Permission to construct a 2nd floor addition. Premises: B Zone.
6. **1313 Pequot Avenue, Map 281, Parcel 20.** Petition of The Sasquanaug Association for Southport Improvement, Inc. to reverse or modify a decision of the zoning administrator. Premises: R-3 Zone.
7. **1313 Pequot Avenue, Map 281, Parcel 20.** Petition of The Sasquanaug Association for Southport Improvement, Inc. for a variance of the Zoning Regulations Section 32.5 to waive the flood elevation requirements. Permission to not elevate the structure. Premises: R-3 Zone.

CHRISTINE HOGAN, CHAIRPERSON

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK