

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 6, 2022 at 3:00 p.m., Executive Session will be conducted at 2:45 p.m.

MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, AND PURSUANT TO EXECUTIVE ORDER 7B, THE TOWN IS CONDUCTING THIS MEETING VIA WEBEX

TO JOIN: <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).



**CONTINUED DOCKET:**

**10. 3280 and 3300 Post Road, Map 243, Parcel 129. Petition of Joseph Bertini for a variance of the Zoning Regulations; Section 12.7.6.3 to reduce the rear line setback to reduce the rear line setback from 10 ft., proposing 6 ft. Permission to establish a compliant commercial lot. Premises: DCD Zone**

**11. 599 Kings Highway West, Map 243, Parcel 129. Petition of Joseph Bertini and Geraldine Carlson for a variance of the Zoning Regulations; Section 12.7.2 to reduce the minimum lot size from 10,000 sq. ft., proposing 4,912 sq. ft. and Section 12.7.3 to reduce the minimum lot square from 75 ft., proposing 62 ft. and Section 12.4.18 to exceed 50% residential use. Permission to establish a parcel with a single family dwelling. Premises: DCD Zone**

**7. 250 Pequot Avenue, Map 241, Parcel 175A. Petition of Pequot Realty, LLC for a variance of the Zoning Regulations; Section 10.12 to increase the maximum lot coverage and total floor area from 20% and 50%, proposing 33.58% and 100%, and Section 10.6.7 to reduce the distance within 4 miles of another such district and Section 10.14 and 28.6.1**

to reduce the minimum required off street parking from 74, proposing 52. Permission to construct 21 multi-family residential elderly family units. Premises: NDD Zone

**GENERAL DOCKET:**

1. 131 Ruane Street, Map 180, Parcel 66. Petition of Scott L and Jennifer L Langlais for a variance of the Zoning Regulation; Section 5.2.5 to increase lot coverage from 20%, currently 20.6%, proposing 21.8%. Permission to construct a covered open front porch. Premises: A Zone

2. 100 Castle Avenue, Map 79, Parcel 201. Petition of Yadda Development, LLC for a variance of the Zoning Regulations; Section 5.2.2 to increase the number of stories from 2 ½ , proposing 3 ½ ; Section 5.2.5 to increase the lot coverage and total floor area from 30% and 50%, proposing 32.2% and 84.1%. Permission to legitimize a construction error to a 4 family dwelling built in 2004. Premises: C Zone

3. 87 Catherine Street, Map 182, Parcel 659. Petition of Alejandro and Andronica Alba for a variance of the Zoning Regulation; Section 5.2.4 to reduce the street line setback from 20 ft., currently 16.4 ft., proposing 18.9 ft. Permission to enclose part of an open porch with a one story addition. Premises: B Zone

4. 201 Old Mill Road, Map 179, Parcel 284. Petition of Mary Ellen and Mark A Casey for a variance of the Zoning Regulation; Section 5.2.5 to increase the lot coverage from 15%, currently 19.1%, proposing 20.7%. Permission to construct a rear addition. Premises: R-2 Zone

5. 41 Old Elm Road, Map 26, Parcel 280. Petition of Vera L and Vancler Candini for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback for an open porch from 30 ft., currently 17.8 ft., proposing 17 ft. and Section 5.2.5 to increase lot coverage from 15%, currently 17.82%, proposing 18.79%. Permission to remove and reconstruct an open front porch. Premises: R-3 Zone

6. 360 South Benson Road, Map 139, Parcel 418. Petition of Cornell and Lisa Staeger 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 ft. and 25 ft., currently 24.1 ft. and 27.5 ft., proposing 24.1 ft. and 20.3 ft. and Section 5.2.5 to increase the lot coverage from 20%, currently 18.4%, proposing 21.7%. Permission to construct additions and front porch with stairs. Premises: A Zone

**7. 29 Merton Street, Map 179, Parcel 232. Petition of Johnathan Defeo for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side line setbacks from 25 ft., currently 23.3 ft., proposing 21.3 ft. and Section 5.2.5 to increase the lot coverage from 20%, currently 19.8%, proposing 21%. Permission to construct a 2 story addition. Premises: A Zone**

**8. 107 Newton Street, Map 139, Parcel 280. Petition of TJK Builders, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce two street line setbacks from 30 ft. and 22 ft. and 12 ft. for an open porch, currently 18.7 ft. and 17.4 ft., proposing 18.7 ft., 15.9 ft. and 6.4 ft. to the open stairs and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 15.7% and 27.1%, proposing 30% and 61.5%. Permission to construct a 2 story and 2<sup>nd</sup> floor additions with attic, and make the home FEMA compliant. Premises: A Zone**

**9. 1088 Harbor Road, Map 241, Parcel 149. Petition of 1100 Harbor Road, LLC to reverse and modify the decision of the Zoning Enforcement Officer regarding a zoning compliance stamp on an application to the Historic District Commission. Premises: R-3 Zone**

**KEVIN COYNE, CHAIRMAN**

**JANE GITLIN NISHBALL, SECRETARY**

**JODI KARAGIANES, CLERK**