

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, March 3, 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 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 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

EXECUTIVE SESSION

1. Approval of Minutes of Thursday, February 3, 2022
2. Approval of Secretary's Fees

CONTINUED DOCKET:

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 total lot coverage and total floor area from 20% and 50%, proposing 33.66% and 127.69%, 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 63, proposing 52 and Section 10.11 to increase the number of stories from 3, proposing 4. Permission to construct a proposed, (4) story, elderly multifamily (18) unit residential building. Premises: NDD Zone
2. 100 Castle Avenue, Map 79, Parcel 201. Petition of Yadda Development, LLC for a variance of the Zoning Regulations; Section 5.2.5 to increase total lot coverage and total floor area from 30% and 50%, proposing 31.9% and 57.4%. Permission to legitimize a construction error from 2005. Premises: C 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 and issuance of a Zoning Compliance. Premises: R-3 Zone

GENERAL DOCKET:

- 1. 370 High Ridge Road, Map 74, Parcel 142. Petition of Joshua R. and Kaitlin M. Giordano for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setbacks from 40 ft., proposing 38.5 ft. Permission to legitimize a construction error. Premises: R-3 Zone**
- 2. 86 French Street, Map 238, Parcel 71. Petition of Andrew B. and Kathleen A. Wile for a variance of the Zoning Regulations; Section 11.15 to reduce the two street line setbacks on a corner lot from 15 ft., currently 2.7 ft. and 10.6 ft., proposing 5.6 ft. and 11.9 ft. and Section 11.10 to increase the lot coverage from 20%, currently 39.3%, proposing 43.6%. Permission to construct a FEMA compliant (2) two story single family dwelling with porch and balcony. Premises: BD Zone**
- 3. 1386 Hillside Road, Map 173, Parcel 73. Petition of Erik and Heather Mahland for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 60 ft., currently 45.2 ft., proposing 35.7 ft. Permission to construct a (1) one story detached pool house. Premises: AAA Zone**
- 4. 32 Lookout Drive South, Map 31, Parcel 161. Petition of Christopher and Kara Fanelli for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 40 ft., currently 24 ft., proposing 24 ft. Permission to remove and rebuild a screen porch on existing footprint. Premises: R-3 Zone**
- 5. 228 Rowland Road, Map 182, Parcel 90. Petition of Mark and Amy Carlson for a variance of Zoning Regulations; Section 5.2.5 to increase lot coverage from 20%, currently 18.4%, proposing 23.2%. Permission to construct a rear (2) story addition and a (1) story, (1) car detached garage. Premises: A Zone**
- 6. 34 Cambridge Street, Map 130, Parcel 139. Petition of Geoffery and Jennifer Klein for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and sum of (2) two side line setbacks from 30 ft. and 25 ft., currently 30.9 ft. and 24.5 ft., proposing 25.9 ft. and 16.8 ft. Permission to construct a front and side (1) story addition. Premises: A Zone**
- 7. 110 Millard Street, Map 182, Parcel 145. Petition of Christopher Slawsky for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of (2) two property side line setbacks from 20 ft., currently 17.1 ft., proposing 19.7 ft. and Section 5.2.5 to increase the total floor area from 50%, currently 21.7%, proposing 56.1%. Permission to construct a new 2 ½ story FEMA compliant single family dwelling. Premises: B Zone**
- 8. 95 Old Post Road, Map 241, Parcel 216. Petition of Baltimore Associates Limited Partnership for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 25 ft., currently 20.9 ft., proposing 21 ft., and Section 28.8 to reduce the required parking spaces from 24, proposing 21. Permission to construct a new (3) story mixed use building. Premises: DI Zone**

9. 221 Fairview Avenue, Map 143, Parcel 36. Petition of Denise Chambers for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot and the rear setback from 30 ft. and 30 ft., currently 20.1 ft. and 36.5 ft., proposing 23.9 ft. and 5.1 ft. and Section 5.2.5 to increase total lot coverage and total floor area from 20% and 40%, currently 25.8% and 37.4%, proposing 33.5% and 50%. Permission to remove the existing garage, build a new (2) car, (2) story garage with 2nd floor addition and covered front porch. Premises: A Zone

10. 925 Post Road, Map 141, Parcel 51. Petition of Leeds West Investment Connecticut Property Group for a variance of the Zoning Regulations; Section 29.12 to increase the overall size of an existing sign from 50 sq. ft., currently 139.64 sq. ft., proposing 152.49 sq. ft. Permission to expand an existing pole sign. Premises: DCD Zone

11. 215 Hanford Drive, Map 147, Parcel 11. Petition of Seth and Dana Zuskin for a variance of the Zoning Regulations; Section 5.2.5 to increase lot coverage from 20%, proposing 25.79%. Permission to legitimize a construction error. Premises: A Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK