

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 1, 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, THE TOWN IS CONDUCTING THIS MEETING
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 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

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, August 11, 2022
2. Approval of Secretary's Fees

CONTINUED DOCKET:

14. 277 Tahmore Drive, Map 73, Parcel 145. Petition of Basil Zaharis for a variance of the Zoning Regulations Section 5.2.4 to reduce the sideline setback from 15 feet, currently 24.5 feet, proposing 9.8 feet. Permission to construct a one (1) story, one (1) car garage addition. Premises: R-3 Zone

GENERAL DOCKET:

1. 165 Lounsbury Road, Map 49, Parcel 112. Petition of John Olsen for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for an accessory structure from 40 feet, proposing 3.2 feet. Permission to construct a 12'x18' one-story shed. Premises: R-3 Zone

2. 43 Warwick Avenue, Map 30, Parcel 39. Petition of Michael and Anne Malvicini for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback from 7 feet, currently 4.8 feet, proposing 4.8 feet. Permission to construct a 2nd floor addition. Premises: A Zone.
3. 60 Puritan Road, Map 139, Parcel 142. Petition of Keri A. O'Connor Revocable Trust for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 23.4%, proposing 26.5%. Permission to construct a covered open patio. Premises: A Zone.
4. 70 Sanford Street, Map 180, Parcel 239. Petition of Town of Fairfield for a variance of the Zoning Regulations Section 28.6.4 to reduce the required parking spaces to 0. Permission to allow seasonal, outdoor, on-site musical events. Premises: CDD Zone.
5. 1143 Sasco Hill Road, Map 239, Parcel 7. Petition of 1143 Sasco Hill Rd, LLC for a variance of the Zoning Regulations Section 5.1.1 and Section 2.7 to reduce the lot frontage from 200 feet, proposing 82.21 feet. Permission to reduce the lot frontage. Premises: AAA Zone.
6. 1143 Sasco Hill Road, Map 239, Parcel 7. Petition of 1143 Sasco Hill Rd, LLC for a variance of the Zoning Regulations Section 5.1.1 to reduce the lot size from 87,120 sq. ft., proposing 81,764 sq. ft. Permission to reduce the lot area. Premises: AAA Zone.
7. 1125 Pequot Avenue, Map 281, Parcel 15. Petition of Spread Eagle Trading, LLC to reverse a decision of the Zoning Administrator. Premises: R-3 Zone.
8. 1125 Pequot Avenue, Map 281, Parcel 15. Petition of Spread Eagle Trading, LLC for a variance of the Zoning Regulations Section 32.7 to allow a horizontal structural member to be less than 1.1 feet above the base flood elevation, proposing an elevation of 3.22 feet below the base flood elevation. Permission to construct a patio expansion. Premises: R-3 Zone.

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK