

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, October 6, 2022 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 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)

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 1, 2022**
2. **Approval of Secretary's Fees**

**GENERAL DOCKET:**

1. **26 Sherman Court, Map 180, Parcel 48. Petition of Robert J. and Maria L. Decesare, Trustees for a variance of the Zoning Regulations Section 12.3.16 to allow the total square footage of residential use to exceed 50% of the total floor area to 54%. Permission to create a residential use to the 2<sup>nd</sup> floor. Premises: CDD Zone.**
2. **284 South Street, Map 232, Parcel 208. Petition of Rhonda Eleish for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side line setback for an accessory structure from 10 feet, currently 3.6 feet, proposing 4.6 feet. Permission to construct a detached garage with studio above. Premises: A Zone.**
3. **146 Chelsea Street, Map 229, Parcel 167. Petition of Raymond J. Forehand II for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 17 feet, currently 23.6 feet, proposing 9.1 feet; and Section 5.2.5 to increase the total lot coverage from 20%, currently 19.7%, proposing 23.1%. Permission to construct a one story, one car garage addition. Premises: A Zone.**
4. **90 Rosedale Street, Map 79, Parcel 845. Petition of Charles J. and Deborah L. Zsebik for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 20%, currently 19.98%, proposing 20.9%. Permission to construct a one (1) story, 8' x 12' shed. Premises: A Zone**

5. **56 Shoreham Terrace, Map 130, Parcel 188. Petition of Andrew Lileika and Marie Lileika-Browne for a variance of the Zoning Regulations Section 5.1.1 to reduce the minimum lot size and lot square from 9,375 sq. ft. and 75 square, currently 5,000 sq. ft. and 50 square, proposing 4,780 sq. ft. and 46 square; and Section 2.7 to reduce the lot frontage from 75 feet, currently 50 feet, proposing 44.52 feet. Permission to grant a driveway easement. Premises: A Zone.**
6. **259 Barberry Road, Map 228, Parcel 75. Petition of David T. and Nicole Ciaburro for a variance of the Zoning Regulations Section 5.2.4 to reduce the street and side line setbacks from 50 feet and 25 feet, currently 41.3 feet and 20.4 feet, proposing 41.3 and 8.8 feet; and Section 5.2.5 to increase the total lot coverage and floor area from 10% and 20%, currently 10.5% and 9.8%, proposing 11.8% and 20.4%. Permission to construct a 1 ½ story and 2 story additions. Premises: AA Zone.**
7. **1901-2009 Black Rock Turnpike, Map 76, Parcel 336. Petition of Turnpike Shopping Center LLC for a variance of the Zoning Regulations Section 12.7.6.4 to reduce the rear setback from a residence district from 30 feet, currently 25.9 feet, proposing 26.3 feet. Permission to construct a new covered loading dock. Premises: DCD Zone.**
8. **31-38 Pine Creek Avenue, Map 238, Parcel 62. Petition of Joseph Cioffi for a variance of the Zoning Regulations Section 11.1.4.1 to allow for a detached structure to contain finished floor area with plumbing and heat/cooling to the 2<sup>nd</sup> floor; and Section 11.13.1 to reduce the setback from the center line of Pine Creek Avenue from 45 feet, currently 27.1 feet, proposing 27.1 feet. Permission to elevate the existing detached garage to be FEMA compliant and to construct a dormer. Premises: BD Zone**
9. **316 Katona Drive, Map 77, Parcel 656. Petition of James K. Lucey Jr. for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street and side line setbacks for an accessory structure from 30 feet and 10 feet, proposing 10 feet and 4 feet. Permission to construct an above ground pool. Premises: A Zone.**
10. **154 Ferncliff Road, Map 46, Parcel 250. Petition of Madeline C. Gianatasio for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 15%, currently 16.2%, proposing 18.7%; and Section 6.3.2 to allow an accessory apartment to exceed 40% of the floor area of the original residence, proposing 42%. Permission to build a two story addition to accommodate an in-law apartment and reconstructed deck. Premises: R-3 Zone**
11. **438 Lucille Street North, Map 73, Parcel 5. Petition of Cristina Condulescu for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 30 feet, currently 23.4 feet, proposing 17.5 feet. Permission to construct a one story addition to an existing sunroom. Premises: R-3 Zone**
12. **828 Sasco Hill Road, Map 239, Parcel 5. Petition of Eugene and Janis Fox for a variance of the Zoning Regulations Section 5.2.4 to reduce the minimum required side setback from 30 feet, currently 5.8 feet, proposing 4.6 feet. Permission to construct a new one story, three car garage. Premises: AAA Zone**

**KEVIN COYNE, CHAIRMAN  
JANE GITLIN NISHBALL, SECRETARY  
JODI KARAGIANES, CLERK**