

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, December 1, 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 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:

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, November 3, 2022
2. Approval of Secretary's Fees
3. Public Hearing Dates and Submission Closing Dates for 2023
4. Election of Officers, pursuant to Town Charter

GENERAL DOCKET:

1. 85 Split Rock Road, Map 229, Parcel 242. Petition of Stanton H. and Jill K. Lesser for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 40 feet, proposing 21 feet; and Section 5.2.5 to increase the lot coverage from 10%, currently 9.31%, proposing 10.94%. Permission to construct a detached garage. Premises: AA Zone.
2. 117 Churchill Street, Map 130, Parcel 428. Petition of Paul H. Hughes for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 30%, currently 42.6%, proposing 43%. Permission to legitimize an increase of open porch and steps for egress. Premises: B Zone.
3. 41 Old Elm Road, Map 26, Parcel 280. Petition of Vera L. Candini for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 15%, currently 17.82%, proposing 22.77%. Permission to construct a rear deck. Premises: R-3 Zone.

4. 205 Autumn Ridge, Map 24, Parcel 47. Petition of Linda S. and Gene A. Koski for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 15%, currently 16.02%, proposing 16.39%. Permission to construct a side deck and to legitimize a previously built rear deck. Premises: R-3 Zone.
5. 519 Knapps Highway, Map 42, Parcel 550. Petition of Sofia Olexovitch for a variance of the Zoning Regulations Section 5.1.1 to reduce the lot size for a two family dwelling from 9,000 sq. ft., proposing 6,952 sq. ft. Permission to construct a two family dwelling. Premises: B Zone.
6. 171 Birch Road, Map 139, Parcel 155. Petition of Jeffrey R. and Lori T. Charlton for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 20%, currently 21.2%, proposing 21.5%. Permission to legitimize the pool equipment pad. Premises: A Zone.
7. 212 Buena Vista Road, Map 28, Parcel 235. Petition of Brian N. Kinsley for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 20.46%, proposing 23.43%. Permission to construct a rear, one story addition and deck. Premises: A Zone.
8. 2081, 2082, and 2088 Fairfield Beach Road, Map 234, Parcel 63, 69. Petition of Cemsco, LLC, and Scott Lippstrue and Jessica Golden for a variance of the Zoning Regulations Section 11.13.2 to reduce the street line setback from 25 feet, proposing 16 feet; and Section 11.1.4.1 to allow for the upper floor to be finished with plumbing fixtures. Permission to construct a detached garage with a finished loft. Premises: BD Zone.
9. 2087 Fairfield Beach Road, Map 234, Parcel 70. Petition of Cemsco LLC for a variance of the Zoning Regulations Section 11.3 to reduce the lot size from 9,375 sq. ft., currently 7,269 sq. ft., proposing 5,003 sq. ft. Permission to do a lot line revision. Premises: BD Zone.
10. 263 Katona Drive, Map 76, Parcel 277. Petition of Milford Fenway Realty, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 22.8 feet, proposing 19.7 feet. Permission to construct a (2) story and 2nd floor with attic additions. Premises: A Zone.
11. 107 Newton Street, Map 139, Parcel 280. Petition of TJK Builders, LLC for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for an accessory structure from 30 feet, proposing 9 feet to the pool, and 19.6 feet to the pool equipment. Permission to construct an in-ground pool with equipment. Premises: A Zone.
12. 150 Acorn Lane, Map 243, Parcel 230 A. Petition of Adam E. Shanahan for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 15%, currently 15.27%. Permission to legitimize a previous built, one story addition and rear deck. Premises R-3 Zone.
13. 831 Black Rock Turnpike, Map 79, Parcel 332. Petition of Hanford Avenue Associates, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the side, and sum of two side line setbacks from 5 feet and 20 feet, currently 3.8 feet and 20.2 feet, proposing 0.1 of a foot and 16.5 feet. Permission to construct a two story, egress staircase addition. Premises: C Zone.
14. 190 Sherman Street, Map 180, Parcel 55. Petition of McKenzie Real Estate Group, LLC for a variance of the Zoning Regulations Section 12.3.16 to allow residential use on the first floor and more than 50% of the total floor area; and Section 12.7.6.2 and 12.7.6.3 to reduce the side and rear

property lines from 10 feet, proposing 4 feet. Permission to convert the commercial space to full residential, and to construct a detached garage with office space above. Premises: CDD Zone.

15. 20 Old Barn Road, Map 143, Parcel 180. Petition of Kara L. Julian for a variance of the Zoning Regulations Section 5.2.4 to reduce the secondary street line on a corner lot from 50 feet, currently 48.84 feet, proposing 26.94 feet. Permission to construct an addition for an inlaw suite and garage extension. Premises: AA Zone.

16. 160 Cedar Road, Map 226, Parcel 66. Petition of Jodie O'Brien for a variance of the Zoning Regulations Section 5.1.3 to reduce the setback for a building on a farm from 60 feet, proposing 22.3 feet. Permission to establish an existing structure to be used as a barn. Premises: AA Zone.

17. 383 Round Hill Road, Map 141, Parcel 267. Petition of Thomas W. and Melissa H. Miller for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 32.8 feet, proposing 17.4 feet. Permission to demo a detached garage and build a new attached garage with a 2nd floor additions. Premises: A Zone.

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK