

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, November 2, 2023 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:

fairfieldzoning@fairfieldct.org

APPLICATION DETAILS CAN BE FOUND BY FOLLOWING THIS LINK:
<https://FileCloud.town.fairfield.ct.us/url/ircpwvf2ehhswgsy>

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 Wednesday, October 11, 2023
2. Approval of Secretary's Fees

CONTINUED DOCKET:

14. 4185 Black Rock Turnpike, Map 118, Parcel 41. Petition of Fairfield Medical LLC for a variance of the Zoning Regulations Section 29.8.2 to permit a sign that will abut a right of way to the Merritt Parkway, Section 29.10.1 to increase the size of two wall signs from 3 feet in height and overall size of 72 sq. ft., proposing 4'4 3/4 " in height and overall size of 174 sq. ft. and to allow two wall signs above the ground floor; and Section 29.11 to permit a side wall sign that is greater than 3.5 feet long and wider than a foot within 300 feet of a residential district. Permission to approve a new sign plan for a new medical building. Premises: DCD Zone

11. 599 Kings Highway West, Map 243, Parcel 129. Petition of Geraldine M. Carlson and Joseph C. Bertini for a variance of the Zoning Regulations Section 12.7.2 to reduce the minimum lot size from 10,000 sq. ft., currently 13,098 sq. ft., proposing 5,019 sq. ft., Section 12.7.3 to reduce the required square from 75 feet, currently 65 feet, proposing 65 feet; and Section 12.4.18 to allow 100% of the total floor area to be used as residential. Permission to allow for the existing single-family dwelling to be on a separate lot. Premises: DCD Zone

12. 3300 Post Road, Map 243, Parcel 129. Petition of Geraldine M. Carlson and Joseph C. Bertini for a variance of the Zoning Regulations Section 12.7.2 to reduce the lot size from 10,000 sq. ft., currently 13,098 sq. ft., proposing 8,079 sq. ft., Section 12.7.3 to reduce the required square from 75 feet, currently 65 feet, proposing 65 feet; and Section 12.7.6.3 to reduce the rear setback from 10 feet, proposing 5.5 feet. Permission to allow for an existing commercial building on a separate lot. Premises: DCD Zone.

GENERAL DOCKET:

1. 1120 Hulls Highway, Map 246, Parcel 2 B. Petition of Butternut Farm LLC for a variance of the Zoning Regulations Section 5.1.1 to reduce the minimum required square for a single-family building lot from 135 feet, proposing 129 feet. Permission to establish a single-family building lot. Premises: AA Zone.

2. 78 Sasco Hill Road, Map 231, Parcel 434 A. Petition of Gloria and Harry French for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 21.5 feet, proposing 21.5 feet. Permission to construct a 2nd floor addition. Premises: A Zone.

3. 146 Sasapequan Road, Map 74, Parcel 349. Petition of Barbara McQuillan Shay EST. for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 14.1 feet, proposing 14.1 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 28.9%, proposing 22.5%. Permission to construct 2nd floor dormers and additions with covered front porch and rear deck. Premises: A Zone.

4. 53 Rhoda Avenue, Map 138, Parcel 81. Petition of Margaret and Josh Cohen for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 21.9%, proposing 23.9%. Permission to construct a rear elevated deck to a FEMA compliant home. Premises: A Zone.

5. 99 Baldwin Terrace, Map 139, Parcel 9. Petition of Marina and Michael Bresnan for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 20 feet for an open porch, currently 14.9 feet, proposing 15.1 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 22.6%, proposing 22.7%. Permission to remove and rebuild existing front porch and stairs. Premises: A Zone.

6. 220 Springer Road, Map 121, Parcel 28 M. Petition of Frederick Spadaccino and Sarah Clark for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback for an accessory structure from 50 feet, proposing 35.7 feet. Permission to construct an inground pool. Premises: AA Zone.

7. 211 Rock Ridge Road, Map 73, Parcel 259. Petition of Terence Szanto for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback for an open porch from 40 feet, currently 36.9 feet, proposing 36.9 feet. Permission to construct an addition to an existing front porch. Premises: AA Zone.

8. 109-113 Churchill Street, Map 130, Parcel 429. Petition of ACK3 Realty LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the side, sum of two side lines and street line setbacks from 5 feet, 20 feet, and 20 feet, currently 3.9 feet, 9.4 feet, and 7.3 feet, proposing 3.9 feet, 9.4 feet and 7.3 feet; and Section 5.2.5 to increase the total lot coverage and total floor area from 30% and 50%, currently 38.4% and 93.8%, proposing 38.4% and 95.5%. Permission to construct two 3rd floor dormers. Premises: B Zone.

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK