

**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 7, 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/zbaapplications>**

**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 2, 2023**
- 2. Approval of Secretary's Fees**
- 3. Public Hearing Dates and Submission Closing Dates for 2024**
- 4. Election of Officers, pursuant to Town Charter**

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

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.

GENERAL DOCKET:

1. 92 Shoreham Village Drive, Map 130, Parcel 217. Petition of Prime Time Properties, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 21.6 feet, proposing 28.6 feet. Permission to construct a 2nd floor dormer. Premises: A Zone.

2. 1220 Fairfield Beach Road, Map 184, Parcel 222. Petition of Colin and Karen Hagen for a variance of the Zoning Regulations Section 11.10 to increase the lot coverage from 20%, currently 18.3%, proposing 22.5%. Permission to construct a rear deck with stairs. Premises: BD Zone.

3. 1376 Pequot Avenue, Map 281, Parcel 35. Petition of Donald C. Burton for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side setback for an accessory structure over 15 feet in height, from 15 feet, proposing 5.3 feet. Permission to construct a one story detached gazebo. Premises: R-3 Zone

4. 510 Mill Hill Road, Map 228, Parcel 10. Petition of Matthew Juriga for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 10%, currently 9.81%, proposing 11.18%. Permission to construct a two story addition to attach the existing detached garage to the primary dwelling. Premises: AA Zone.

5. 301 Catherine Terrace, Map 182, Parcel 344. Petition of Gerald Soltis and Lee Ann Sterling for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 31.1 feet, proposing 17.0 feet. Permission to construct a two story and 2nd floor additions. Premises: B Zone.

6. 26 Edward Street, Map 138, Parcel 35. Petition of Sarah and Suresh Rajan for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 20%, currently 20.1%, proposing 22.4%. Permission to remove the rear landing and stairs and construct a new rear deck. Premises: A Zone

7. 76 King Street, Map 40, Parcel 200. Petition of Rogerio Mendes for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 18.5 feet, proposing 21 feet. Permission to construct a 2nd floor front dormer. Premises: A Zone.

8. 403 Nonopoge Road, Map 72, Parcel 165. Petition of Donna M. DeBartolomeo for a variance of the Zoning Regulations Section 5.2.4 to reduce the side line setback from 15 feet, currently 7.7 feet, proposing 13.1 feet. Permission to construct a one story screen porch. Premises: R3 Zone.

9. 40 Robin Lane, Map 125, Parcel 245. Petition of Kevin and Sue Dethomas for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 30 feet, currently 14.6 feet, proposing 14.1 feet. Permission to construct a one story addition with deck and chimney. Premises: A Zone.

10. 380 Pine Creek Avenue, Map 234, Parcel 238A. Petition of 380 Pine Creek Associates, LLC for a variance of the Zoning Regulations Section 11.14.1 to reduce the setback from Pine Creek from 141 feet, proposing 87 feet to dwelling and 75 feet to the deck. Permission to construct a new 2-story FEMA compliant single-family dwelling with a CAM. Premises: BD Zone.

11. 127 Rowland Road, Map 182, Parcel 18. Petition of Joseph McBride for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 20.6%, proposing 22.5%. Permission to extend existing garage and add landings and stairs to rear of house. Premises: A Zone.

**JANE GITLIN NISHBALL, SECRETARY
JODI KARAGIANES, CLERK**