

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, January 5, 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:

tpzcommission@fairfieldct.org

APPLICATION DETAILS CAN BE FOUND BY FOLLOWING THIS LINK:

<https://www.fairfieldct.org/zba/files>

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

GENERAL DOCKET:

1. **244 Greenfield Street, Map 42, Parcel 51. Petition of Town of Fairfield for a variance of the Zoning Regulations Section 5.1.1, 5.2.1 and 2.7 to reduce the street frontage and lot square from 60 feet and 60 feet, proposing 53 feet and 53 feet. Permission to create a building lot for a two family dwelling. Premises B Zone.**

2. **812 Hillside Road, Map 174, Parcel 40. Petition of Benjamin Kinney and Megan McDonald for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 60 feet, currently 32.5 feet, proposing 32.5 feet. Permission to construct attic dormers. Premises AAA Zone.**

3. 2644 Bronson Road, Map 225, Parcel 20. Petition of Bronson Meadows, LLC for a variance of the Zoning Regulations Section 5.1.1 to add a 2nd floor to the existing groom's quarters. Permission to construct a 2nd floor addition to an accessory dwelling. Premises AAA Zone.

4. 186 White Oak Road, Map 44, Parcel 17. Petition of Heath and Alyssa Kent for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 15%, currently 14.11%, proposing 15.5%. Permission to construct a rear, one story addition. Premises: R-3 Zone.

5. 593 Rowland Road, Map 138, Parcel 228. Petition of Nicholas and Meaghan Lillo for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for an accessory structure on a corner lot from 30 feet, proposing 23.9 feet. Permission to construct an in ground pool. Premises: A Zone.

6. 1838 Black Rock Turnpike, Map 76, Parcel 169. Petition of Joel Paul Berger for a variance of the Zoning Regulations Section 28.6.12 to reduce the required parking spaces by 8. Permission to convert a retail space into a restaurant. Premises: DCD Zone

7. 605 Stillson Road, Lot A, Map 123, Parcel 10. Petition of 21 Keeler Ave, LLC for a variance of the Zoning Regulations Section 5.1.1, 5.2.1 and 2.7 to reduce the minimum lot size, square and frontage from 9,375 sq. ft., 75 sq. ft., and 75 feet frontage, proposing 6,745 sq. ft., 60 sq. ft. and 60.37 frontage; and Section 5.2.4 to reduce the street line setback from 30 feet, currently 26.7 feet, proposing 26.7 feet. Permission to establish a building lot and to construct a (1) one and 2 (two) story additions to an existing single family dwelling. Premises: A Zone.

8. 605 Stillson Road, Lot B, Map 123, Parcel 10. Petition of 21 Keeler Ave, LLC for a variance of the Zoning Regulations Section 5.1.1 to reduce the lot size and square, from 9,375 sq. ft., and 75 square, proposing 7,870 sq. ft. and 65 ft. square. Permission to establish a building lot for a single family dwelling. Premises: A Zone.

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK