

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, February 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:

[tpzcommission@fairfieldct.org](mailto: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, January 5, 2023**
2. **Approval of Secretary's Fees**

**GENERAL DOCKET:**

1. **401 Springer Road, Map 121, Parcel 27-N. Petition of Debra Cavalier for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 10%, currently approved 11.36%, proposing 11.46%. Permission to construct an extension to an approved deck. Premises: AA Zone.**
2. **879 Bronson Road, Map 177, Parcel 186. Petition of Daniel and Jennifer Najjar for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side line setback for an accessory structure from 25 feet, proposing 15.7 feet to the pool and 9.5 feet to the spa. Permission to construct an in-ground pool and spa. Premises: AA Zone**

**3. 220 Henderson Road, Map 229, Parcel 109. Petition of Kristie Goodgion for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 19.8 feet, proposing 13.8 feet. Permission to construct a rear, one (1) story addition. Premises: A Zone.**

**4. 28 Alberta Street, Map 7, Parcel 2. Petition of Ryan and Molly Marchione for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 20%, currently 24.09%, proposing 24.52%. Permission to construct a rear 2<sup>nd</sup> floor cantilevered addition. Premises: A Zone.**

**5. 2268 Fairfield Beach Road, Map 234, Parcel 90. Petition of 2268 Fairfield Beach Road, LLC for a variance of the Zoning Regulations Section 11.13 to reduce the street line setback from the center line of Fairfield Beach Road from 25 feet, currently 7.9 feet, proposing 10.2 feet to roof overhang and 15.7 feet to dwelling. Permission to construct a 2-story, FEMA compliant, single-family dwelling with a C.A.M. application. Premises: BD Zone.**

**6. 253 Ruane Street, Map 182, Parcel 783. Petition of Nicholas A. and Christina B. Aysseh for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 29.7 feet, proposing 14.2 feet; and Section 5.2.5 to increase the lot coverage and total floor area from 30% and 50%, currently 18.5% and 17.1%, proposing 34% and 54.5%. Permission to construct 1 & 2 story, 2<sup>nd</sup> floor and porch additions with an accessory apartment. Premises: B Zone.**

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