

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, March 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

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, February 2, 2023
2. Approval of Secretary's Fees

CONTINUED DOCKET:

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.

GENERAL DOCKET:

1. 186 Hillside Road, Map 176, Parcel 59. Petition of Marsh Real Estate LLC for a variance of the Zoning Regulations Section 12.5.5 to reduce the street line setback from 70 feet, currently 31.9 feet, proposing 31.9 feet; and Section 12.7.6.4 to reduce the side property line setbacks from an adjacent residential district from 30 feet, currently 18.6 feet and 7.2 feet, proposing 18.6 feet and 7.2 feet. Permission to construct a 2nd floor addition. Premises: NDD Zone

2. **57 Brookdale Road, Map 79, Parcel 837. Petition of Lisa Fortuna for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side setback for an accessory structure greater than 15 feet in height from 10 feet, currently 4.2 feet, proposing 4.2 feet. Permission to construct a 2nd floor to an existing detached garage. Premises: A Zone.**
3. **22 Partridge Lane, Map 177, Parcel 106. Petition of Miguel Morales for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 20.6 feet, proposing 19.2 feet; and Section 5.2.5 to increase the total lot coverage from 20%, currently 20%, proposing 25.1%. Permission to construct a one story addition and a detached shed. Premises: A Zone.**
4. **1499 Post Road, Map 180, Parcel 86. Petition of RK Fairfield LLC for a variance of the Zoning Regulations Section 30.2 to reduce the distance between two café's from 1,500 feet, proposing 300 feet and 410 feet. Permission to establish a café permit. Premises: CDD Zone**
5. **126 Old Post Road, Map 141, Parcel 4. Petition of Beverly Vanier for a variance of the Zoning Regulations Section 5.2.4.3 to expand the existing dormers and to reduce the side and rear setbacks from 10 feet, currently 5 feet and 5 feet, proposing 5 feet and 5 feet. Permission to expand the existing dormers to create a home office to a detached garage. Premises: A Zone.**
6. **164 Applegate Road, Map 46, Parcel 211. Petition of Erin and Thomas Toller for a variance of the Zoning Regulations Section 5.2.4 to reduce a side line and rear line setback from 15 feet and 30 feet, currently 13 feet and 32.5 feet, proposing 8 feet and 19.2 feet to house and 18.5 feet to deck; and Section 5.2.5 to increase the lot coverage from 15%, currently 12.4%, proposing 17.9%. Permission to construct (2) one-story additions and rear deck. Premises: R-3 Zone.**
7. **857 Bronson Road, Map 228, Parcel 19. Petition of James Yacone for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line and rear line setbacks from 50 feet and 40 feet, currently 23.3 feet and 54.2 feet, proposing 44.4 and 36.5 feet; and Section 5.2.5 to increase the lot coverage and total floor area from 10% and 20%, currently 11.1% and 16.4%, proposing 16.1% and 21.9%. Permission to construct a 1.5-story addition. Premises: AA Zone**
8. **248 Sunnie Holme Drive, Map 139, Parcel 389. Petition of Thomas Montelli for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 15%, currently 8.5%, proposing 17%. Permission to construct a new single family dwelling with pool house. Premises: R3 Zone**
9. **489 Westway Road, Map 283, Parcel 9. Petition of Michael A. Liskov to reverse a decision of the zoning administrator. Premises: DRD Zone.**
10. **461 Westway Road, Map 283, Parcel 9. Petition of Glenn Tatangelo to reverse a decision of the zoning administrator.**

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