

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, April 6, 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://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, March 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. **1565 Post Road, Map 180, Parcel 82. Petition of United Fairfield Realty Group, LLC for a variance of the Zoning Regulations Section 28.6.12 to reduce the required parking spaces by 3. Permission to establish a restaurant. Premises: CDD Zone.**

2. 668 Bronson Road, Map 229, Parcel 194. Petition of Reddy To Go Enterprise for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 26.2 feet, proposing 26.2 feet. Permission to construct a one story and 2nd floor additions. Premises: A Zone.
3. 208 Shoreham Village Drive, Map 130, Parcel 207. Petition of Donna Shea for a variance of the Zoning Regulations Section 5.2.4 to reduce the side line and street line setbacks from 7 feet and 30 feet, currently 4.1 feet and 29.2 feet, proposing 4.1 feet and 29.2 feet. Permission to construct an addition to attach a detached garage and 2nd floor addition. Premises: A Zone.
4. 497 Westport Turnpike, Map 258, Parcel 48. Petition of Charles Rockett for a variance of the Zoning Regulations Section 5.2.4 to reduce both side line setbacks from 30 feet, currently 16.5 feet and 22.9 feet, proposing 16.5 feet and 20.8 feet. Permission to construct an addition and deck. Premises: AAA Zone.
5. 855 Bronson Road, Map 228, Parcel 19A. Petition of Adam Munson and Brianna Soloman for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 50 feet, currently 29.7 feet, proposing 31.3 feet to the house, and 26.3 feet to the porch; and Section 5.2.5 to increase the lot coverage from 10%, currently 10.56%, proposing 11.33%. Permission to construct a 2nd floor addition and new open front porch. Premises: AA Zone
6. 75 Adley Road, Map 47, Parcel 324. Petition of Ian and Katie Marucci for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 40 feet, currently 31.9 feet, proposing 31.9 feet; and Section 5.2.4.3 to reduce the side setback for an accessory structure from 10 feet, currently 1.8 feet, proposing 1.8 feet. Permission to construct a 2nd floor addition to the primary dwelling and to raise the roof to the accessory building. Premises: R-3 Zone.
7. 891 Fairfield Beach Road, Map 184, Parcel 31. Petition of Mary S. and Robert M. Dunn for a variance of the Zoning Regulations Section 11.12 to reduce the setback from Long Island Sound from 198 feet, currently 198 feet to house and 189 feet to open porch, proposing 198 feet to house and 189 feet to 2nd floor open porch and roof. Permission to construct a 2nd floor open porch with new roof. Premises: BD Zone.
8. 2713 Redding Road, Map 218, Parcel 21. Petition of Dylan and Nicole Attia for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line and rear line setbacks for an accessory structure from 60 feet and 50 feet, proposing 20 feet and 20 feet. Permission to construct a one story shed. Premises: AAA Zone.
9. 1001 South Pine Creek Road, Map 232, Parcel 101. Petition of 1001 South Pine Creek, LLC for a variance of the Zoning Regulations Section 2.7 to reduce the lot frontage from 60 feet, proposing 51.86 feet; and Section 5.1.1 to reduce the lot square from 60 feet, proposing 59.04 feet. Permission to establish a building lot for a single family dwelling with CAM application. Premises: B Zone.
10. 1003 South Pine Creek Road, Map 232, Parcel 101. Petition of 1001 South Pine Creek LLC for a variance of the Zoning Regulations Section 2.7 to reduce the lot frontage from 60 feet, proposing 40 feet. Permission to establish a building lot for a single family dwelling with CAM application. Premises: B Zone.

11. 2131 Black Rock Turnpike, Map 76, Parcel 347. Petition of Dolan Properties, LLC. for a variance of the Zoning Regulations Section 28.6.12 to reduce the required parking for outdoor dining by 19 spaces. Permission to allow the existing outdoor dining area to remain. Premises: DCD Zone.

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK