

**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, May 4, 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, April 6, 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**
- 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

GENERAL DOCKET:

1. 920 Old Post Road, Map 182, Parcel 604A. Petition of David Montani for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 30 feet, proposing 18 feet. Permission to construct a new 2 ½ story single-family dwelling. Premises: A Zone

2. 155 Turney Road, Map 130, Parcel 85. Petition of Jessica Natorp for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 19.2%, proposing 23.61%. Permission to construct a rear one-story addition and deck. Premises: A Zone

3. 2600 Post Road, Map 229, Parcel 40. Petition of Southport Post Road LMT Partnership for a variance of the Zoning Regulations Section 28.6.12 to reduce the parking by (2) two spaces. Permission to establish outdoor dining. Premises: DCD Zone

4. 600 Jennings Road, Map 79, Parcel 732. Petition of Town of Fairfield for a variance of the Zoning Regulations Section 5.2.4.3 to reduce two (2) street line setbacks for an accessory structure from 30 feet, proposing 12 feet and 18 feet. Permission to construct an accessory structure for a 2,000-gallon fuel tank. Premises: B Zone

5. 680 Old Academy Road, Map 171, Parcel 9A. Petition of Amity Whalley, LLC for a variance of the Zoning Regulations Section 2.7 and 5.2.1 to reduce the lot frontage from 200 feet, proposing 0 feet. Permission to re-establish a separate rear building lot. Premises: AAA Zone

6. 249 Toll House Lane, Map 14, Parcel 53. Petition of Emily and Samuel Joseph for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 15%, currently 14%, proposing 16.4%. Permission to remove and rebuild a rear deck and screen porch. Premises: R-3 Zone

7. 1817 Mill Plain Road, Map 147, Parcel 178J. Petition of Marissa and Brandon Shapiro for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage and total floor area from 10% and 20%, currently 12.4% and 22.4%, proposing 14.5% and 26.6%. Permission to construct a rear two-story addition. Premises: AA Zone

8. 1073 North Benson Road, Map 143, Parcel 160. Petition of Fairfield University for a variance of the Zoning Regulations Section 31.2.16 to increase the height of rooftop equipment above the roof line from 5 feet, proposing 9.5 feet; and to reduce the setback from the edge of the building from 19 feet, proposing 15.2 feet. Permission to install rooftop HVAC equipment. Premises: AA Zone

9. 56 Fairfield Beach Road, Map 138, Parcel 49. Petition of Erin and Brendan Biggins for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 21.5% and 35.2%, proposing 23.3% and 41.1%. Permission to construct a deck and additions per plans. Premises: A Zone

10. 85 Northfield Road, Map 231, Parcel 289. Petition of Pasquale and Janine Alianiello for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks and the street line setback from 25 feet and 30 feet, currently 20.1 feet and 26 feet, proposing 20.1 feet and 26 feet; and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 23.48% and 31%, proposing 22.79% and 41.96%. Permission to remove and rebuild one-story, one-car garage and sunroom and build a 2nd floor over both. Premises: A Zone

11. 101 Hulls Highway, Map 243, Parcel 305. Petition of William and Stephanie Ragatz for a variance of the Zoning Regulations Section 5.2.5 to increase the total floor area from 50%, currently 20.5%, proposing 53.2%. Permission to build a detached one-car garage and rear shed dormer to existing house. Premises: B Zone

12. 177 Nichols Street, Map 182, Parcel 706B. Petition of Christopher A. and Lindsey A. Trapp for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage and total floor area from 30% and 50%, currently 29% and 49.9%, proposing 31.2% and 52.5%. Permission to construct a new 2 ½ story FEMA compliant single-family dwelling. Premises: B Zone

13. 117 Colonial Drive, Map 139, Parcel 97. Petition of Daniel and Cristina Kelly for a variance of the Zoning Regulations Section 5.2.5 to increase lot coverage from 20%, currently 19%, proposing 21.25%. Permission to construct a FEMA compliant pool house. Premises: A Zone

14. 263 Katona Drive, Map 76, Parcel 277. Petition of Milford Fenway Realty, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two sideline setbacks from 25 feet, currently 22.8 feet, proposing 19.7 feet. Permission to remove dwelling to the foundation and build a new 2 ½ story single-family dwelling. Premises: A Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK