

**TOWN OF FAIRFIELD**  
**ZONING BOARD OF APPEALS SPECIAL MEETING**  
**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, June 8, 2023 at 2:00 p.m., Executive Session will be conducted at 1:45 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](mailto: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, May 4, 2023**
- 2. Approval of Secretary's Fees**

**CONTINUED DOCKET:**

- 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**

**GENERAL DOCKET:**

- 1. 1857 Hillside Road, Map 171, Parcel 43. Petition of Bruno N. Miraballes for a variance of the Zoning Regulations Section 5.2.4 to reduce the side line setback from 30 feet, currently 21.4 feet, proposing 18.7 feet. Permission to construct a rear two-story addition. Premises: AAA Zone.**

2. 357 Meadowbrook Road, Map 143, Parcel 1. Petition of Susan Rubin for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line from 30 feet, currently 10.6, proposing 13.75 feet; and Section 5.2.5 to increase the total lot coverage and total floor area from 20% and 40%, currently 25.29% and 40.2%, proposing 25.29% and 42%. Permission to construct a one-story screened porch addition over an existing deck. Premises: A Zone.
3. 365 South Benson Road, Map 139, Parcel 256. Petition of Paul Lambert for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 15.9 feet, proposing 11.4 feet; and Section 5.2.4.1 to reduce the rear setback for an open deck from 28 feet, proposing 27.5 feet; and Section 5.2.5 to increase lot coverage and total floor area from 20% and 40%, currently 26.8% and 35%, proposing 28.9% and 46%. Permission to construct a 1 story, 2 story and 2<sup>nd</sup> floor additions with front porch and rear deck. Premises: A Zone
4. 877 Westport Turnpike, Map 214, Parcel 27. Petition of Margaret B. Kufferman, a.k.a. Margaret E. Browning, for a variance of the Zoning Regulations Section 5.2.4 to reduce the side and rear setbacks from 30 feet and 50 feet, currently 14.1 feet and 32.4 feet, proposing 14.1 feet and 32.4 feet. Permission to rebuild home due to fire damage on the existing footprint. Premises: AAA Zone
5. 330 Reef Road, Map 182, Parcel 352. Petition of Benjamin Twombly for a variance of the Zoning Regulations Section 5.2.4.2 to reduce the street line setback for an open front porch from 12 feet, currently 9.4 feet, proposing 5.77 feet. Permission to remove existing landing and stairs and build new covered front porch and stairs. Premises: B Zone
6. 1326 Post Road, Map 180, Parcel 229. Petition of Mercurio, Betty R., and Etal for a variance of the Zoning Regulations Section 30.2 to reduce the distance between two cafés from 1,500 feet, proposing 40 feet. Permission to establish a café within a spa. Premises: CDD Zone
7. 223 Doreen Drive, Map 177, Parcel 39. Petition of Ryan and Dana Firmender for a variance of the Zoning Regulations Section 5.2.4 to reduce the side and sum of two side line setbacks from 7 feet and 25 feet, currently 4.9 feet and 14.2 feet, proposing 3.8 feet and 13.1 feet. Permission to construct 2-story and 2<sup>nd</sup>-floor additions. Premises: A Zone
8. 124 Fieldcrest Road, Map 77, Parcel 210. Petition of Danielle Bieling for a variance of the Zoning Regulations Section 5.2.4 to reduce the side and sum of two side line setbacks from 7 feet and 20 feet, currently 6.9 feet and 17.3 feet, proposing 6.9 feet and 17.3 feet. Permission to raise the garage roof for additional storage space. Premises: A Zone
9. 785 Riverside Drive, Map 139, Parcel 269. Petition of Pierre Menozzi for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side lines and the street line setbacks from 25 feet and 30 feet, currently 19.8 feet and 29.7 feet, proposing 19.8 feet and 29.7 feet; and Section 5.2.5 to increase lot coverage and the total floor area from 20% and 40%, currently 23.2% and 21.7%, proposing 22.1% and 46.3%. Permission to make the dwelling FEMA compliant and construct a new 2<sup>nd</sup> floor with attic above, over the existing footprint. Premises: A Zone
10. 377 Grasmere Avenue, Map 128, Parcel 160. Petition of Luo Chunli for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line and rear line setbacks from 20 feet and 20 feet, currently 10.8 feet and 25.1 feet, proposing 13.4 feet and 11.8 feet. Permission to construct a 2 story and 2<sup>nd</sup> floor addition. Premises: B Zone

**11. 102 Margemere Drive, Map 147, Parcel 56. Petition of James and Phyllis Fitzpatrick for a variance of the Zoning Regulations Section 6.3.2 to allow an attached accessory apartment to exceed the maximum percentage of the primary dwelling from 40% or 1,106 sq. ft., proposing 44% or 1,221 sq. ft. Permission to construct a one-story accessory apartment. Premises: A Zone**

**12. 206 Catamount Road, Map 217, Parcel 22A. Petition of Robert Joseph and Karen Keely Jacoby for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback from 30 feet, currently 29.8 feet, proposing 23.7 feet to house and 13.3 feet to open porch. Permission to construct a 1 and 2-story addition and new front open porch. Premises: AAA Zone**

**13. 309 Hunyadi Avenue, Map 77, Parcel 307. Petition of Sandra Rivera and Juan Fernando Cortes Herrera for a variance of the Zoning Regulations Section 5.1.1 to reduce the lot size for a two-family dwelling from 9,000 sq. ft., proposing 7,500 sq. ft. Permission to construct a 2-family dwelling. Premises: B Zone**

**KEVIN COYNE, CHAIRMAN**

**JANE GITLIN NISHBALL, SECRETARY**

**JODI KARAGIANES, CLERK**