

**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 Wednesday, July 12, 2023 at 2:00 p.m., Executive Session will be conducted at 1:45p.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, June 8, 2023**
2. **Approval of Secretary's Fees**

**CONTINUED DOCKET:**

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**
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**

**GENERAL DOCKET:**

- 1. 87 Oldfield Road, Map 182, Parcel 197. Petition of Mark & Suzanne Potter for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side and rear setbacks for an accessory structure from 10 feet, currently 4.3 feet & 5.5 feet, proposing 4.3 feet and 5.5 feet; and Section 5.2.5 to increase lot coverage from 20%, currently 21.82%, proposing 22.01%; and Section 6.2 to allow an accessory apartment be located in a detached structure. Permission to construct a 2<sup>nd</sup> floor addition to a detached garage and connect to an accessory apartment. Premises: A Zone**
  
- 2. 81 Highlawn Road, Map 77, Parcel 616. Petition of David Masliah for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 22.34%, proposing 22.32%. Permission to construct a detached 12' x 18' shed. Premises: A Zone**
  
- 3. 50 Exchange Place, Map 40, Parcel 427. Petition of Herbert M. & Lilian C. Veliz for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 20 feet, currently 14.6 feet, proposing 14.6 feet. Permission to create a separate building lot and allow the existing home to remain. Premises: B Zone**
  
- 4. 157 Fern Street, Map 139, Parcel 164. Petition of Matthew S. Grande for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage and total floor area from 20% & 40%, currently 19.98% & 39.98%, proposing 22.9% & 42.5%. Permission to construct a one-story addition with landing and stairs. Premises: A Zone**
  
- 5. 729 Reef Road, Map 183, Parcel 115. Petition of Moe Rental, LLC. for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback on a corner lot from 17 feet, currently 16.3 feet, proposing 16.3 feet. Permission to construct a 2<sup>nd</sup> floor addition with attic over existing 1<sup>st</sup> floor. Premises: B Zone.**
  
- 6. 399 South Benson Road, Map 139, Parcel 218. Petition of Lauren and John Aber for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback on a corner lot from 30 feet, currently 11.1 feet, proposing 24.4 feet. Permission to construct a dormer in the attic. Premises: A Zone.**

**KEVIN COYNE, CHAIRMAN**

**JANE GITLIN NISHBALL, SECRETARY**

**JODI KARAGIANES, CLERK**