

**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, January 4, 2024 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://filecloud.town.fairfield.ct.us/url/zbaapplications>**

**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, December 5, 2023
2. Approval of Secretary's Fees

CONTINUED DOCKET:

14. 4185 Black Rock Turnpike, Map 118, Parcel 41. Petition of Fairfield Medical LLC for a variance of the Zoning Regulations Section 29.8.2 to permit a sign that will abut a right of way to the Merritt Parkway, Section 29.10.1 to increase the size of two wall signs from 3 feet in height and overall size of 72 sq. ft., proposing 4'4 3/4 " in height and overall size of 174 sq. ft. and to allow two wall signs above the ground floor; and Section 29.11 to permit a side wall sign that is greater than 3.5 feet long and wider than a foot within 300 feet of a residential district. Permission to approve a new sign plan for a new medical building. Premises: DCD Zone

3. 1376 Pequot Avenue, Map 281, Parcel 35. Petition of Donald C. Burton for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side setback for an accessory structure over 15 feet in height, from 15 feet, proposing 5.3 feet. Permission to construct a one story detached gazebo. Premises: R-3 Zone

10. 380 Pine Creek Avenue, Map 234, Parcel 238A. Petition of 380 Pine Creek Associates, LLC for a variance of the Zoning Regulations Section 11.14.1 to reduce the setback from Pine Creek from 141 feet, proposing 87 feet to dwelling and 75 feet to the deck. Permission to construct a new 2-story FEMA compliant single-family dwelling with a CAM. Premises: BD Zone.

GENERAL DOCKET:

1. 123 Buena Vista Road, Map 28, Parcel 158. Petition of Jeffrey A. Stuart and Nicole M. Roy for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 30 feet, currently 22.9 feet, proposing 22.5 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 22.24%, proposing 24.78%. Permission to construct a rear deck addition. Premises: A Zone.

2. 6 Oxford Road, Map 283, Parcel 32A. Petition of Kimberly A. and Michael J. Perretta for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for an accessory structure from 30 feet, proposing 10 feet. Permission to install a hot tub. Premises: A Zone.

3. 879 Riverside Drive, Map 139, Parcel 260. Petition of MLW Design Build, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line, side line and sum of two side line setbacks from 30 feet, 7 feet and 25 feet, currently 24.1 feet to house and 15.8 feet to open porch, 4.2 feet and 16.9 feet, proposing 24.1 feet to house and 19 feet to porch, 4.2 feet and 16.9 feet; and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 24% and 22.4%, proposing 27.6% and 49%. Permission to construct a 2nd floor with attic, a rear 2 ½ story and front porch additions, and make the home FEMA compliant and a detached one car garage.

4. 281 Eastlawn Street, Map 182, Parcel 383. Petition of Anne P. Hamlin 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, proposing 3.5 feet. Permission to construct a FEMA compliant one car garage with finished loft above. Premises: B Zone.

5. 939 Redding Road, Map 223, Parcel 45. Petition of Amy Nistico for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 60 feet, proposing 39.1 feet. Permission to construct a detached garage with an accessory apartment. Premises: AAA Zone.

6. 236 Sherwood Farm Road, Map 176, Parcel 26D. Petition of Jeannine Davanzo Thomas and Craig M. Thomas for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback for an accessory structure from 50 feet, proposing 33.5 feet. Permission to construct an in-ground pool. Premises: AA Zone

7. 307 Eastlawn Street, Map 182, Parcel 381. Petition of Ann Barham for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for an accessory structure from 30 feet, proposing 12.1 feet. Permission to install a spa. Premises: B Zone.

8. 96 Louvain Street, Map 47, Parcel 29. Petition of Ross Heller and Lauren Priefer for a variance of the Zoning Regulations Section 5.2.4 to reduce the two side line setbacks from 15 feet, currently 12.6 feet and 10.7 feet, proposing 12.6 feet and 10.7 feet; and Section 5.2.5 to increase the lot coverage from 15%, proposing 17.1%. Permission to construct a 2nd floor addition with attic and to legitimize an existing shed. Premises: R-3 Zone

9. 481 Riverside Drive, Map 130, Parcel 46. Petition of Kathleen O'Grady for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30 feet, currently 37.5 feet, proposing 20.3 feet; and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 17.8% and 16.2%, proposing 20.9% and 42.4%. Permission to construct a 2 ½ story FEMA compliant single-family dwelling. Premises: A Zone

**BRIAN AVALLONE, CHAIRMAN
JANE GITLIN NISHBALL, SECRETARY
JODI KARAGIANES, CLERK**