

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, February 1, 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, January 4, 2024
2. Approval of Secretary's Fees

CONTINUED DOCKET:

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.

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.

9. 481 Riverside Drive, Map 130, Parcel 46. Petition of 481 Riverside Drive, LLC, 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 21.3% and 44.1%. Permission to construct a 2 ½ story FEMA compliant single-family dwelling. Premises: A Zone

GENERAL DOCKET:

1. 429 Round Hill Road, Map 141, Parcel 269. Petition of Alda Paquin for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback from 7 feet, currently 3.8 feet, proposing 3.8 feet; and Section 6.3.2 to increase the maximum allowable square footage for an accessory apartment from 40% of the primary dwelling, proposing 110.18%. Permission to attach a detached accessory structure and construct an accessory apartment. Premises: A Zone.

2. 29 Warwick Avenue, Map 30, Parcel 40. Petition of James and Angela Leto for a variance of the Zoning Regulations Section 5.2.4 to reduce the street and rear line setbacks from 30 and 30 feet, currently 29.7 feet and 28.5 feet, proposing 28.9 feet and 28.5 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 19.8%, proposing 22.6%. Permission to construct a one-story, two-story, and 2nd floor additions with new front porch. Premises: A Zone.

3. 121 Harvester Road, Map 49, Parcel 28. Petition of Kevin Curtis for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback from 15 feet, currently 9.7 feet, proposing 9.7 feet. Permission to construct a 2nd floor addition. Premises: R-3

4. 71 Reid Street, Map 125, Parcel 129. Petition of GE Properties, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 25 feet, currently 19.2 feet, proposing 19.2 feet. Permission to construct a 2nd floor with attic addition. Premises: A Zone.

5. 158 Fairview Avenue, Map 128, Parcel 243. Petition of Jessica and William Felcon for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setbacks from 30 feet, currently 25.5 feet, proposing 25.5 feet; and Section 5.2.5 to increase the lot coverage from 20%, currently 21.3%, proposing 25.9%. Permission to construct a two-story addition and 2nd floor dormers. Premises: A Zone

6. 153 Glen Ridge Road, Map 73, Parcel 94. Petition of Kenny & Erica Fried for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 40 feet, currently 33.2 feet to house and 25.7 feet to porch stairs, proposing 26.6 feet to house and 24.9 feet to porch stairs. Permission to construct a 2nd floor addition with attic and new front porch with stairs. Premises: R3 Zone

7. 160 Morehouse Highway, Map 46, Parcel 294. Petition of Sabrina Yurkofsky and Jose Rijo for a variance of the Zoning Regulations Section 5.2.4 to reduce the setback from the secondary street line on a corner lot from 30 feet, currently 20 feet, proposing 20 feet. Permission to construct a 2nd floor addition. Premises: R-3 Zone.

8. 241 Lakeview Drive, Map 73, Parcel 30. Petition of Ryan W. and Kristen M. Scully for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback from 15 feet, currently 22.6 feet, proposing 8.7 feet. Permission to construct a one-story addition with garage below. Premises: R-3 Zone.

BRIAN AVALLONE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK