



Town of Fairfield

Town Plan and Zoning Office
725 Old Post Road
Fairfield, Connecticut 06824

Notice to Town of Fairfield Homeowner/Resident

You are receiving the attached agenda because you reside within 250 ft. radius of the property owner going before the Zoning Board of Appeals to request a variance of our zoning regulations for a proposed project. You will find details of their request on the agenda.

If you have any questions regarding their proposal, feel free to call Matt Decker at the Plan and Zoning Office at 203-256-3050

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, March 7, 2024 at 3:00 p.m., Executive Session will be conducted at 2:45 p.m., Closed Executive Session will be conducted at 2:30 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.

CLOSED EXECUTIVE SESSION

EXECUTIVE SESSION

1. Approval of Minutes of Thursday, February 1, 2024
2. Approval of Secretary's Fees

CONTINUED DOCKET:

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.

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 from 20%, currently 17.8%, proposing 21.3%. Permission to construct a 2 ½ story FEMA compliant single-family dwelling. Premises: A Zone

GENERAL DOCKET:

1. 253 Redding Road, Map 225, Parcel 37. Petition of Deirdre M. Daly & Alfred U. Pavlis, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the street line and side line setbacks from 60' & 30', currently 20.3' & 10.5', proposing 29.2' & 14.5'. Permission to remove the existing single family dwelling and construct a new 2 story, single family dwelling. Premises: AAA Zone

2. 130 Lakeview Drive, Map 73, Parcel 74. Petition of Anthony Alexander Baumann, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the street line setback from 40', proposing 17.6'. Permission to construct an in ground pool. Premises: R-3 Zone.

3. 338 Commerce Drive, Map 80, Parcel 94. Petition of CDR-328 LLC and CDR Properties LLC, for a variance of the Zoning Regulations, Section 13.12 to increase the maximum setback of 18', from (25.75') Commerce Drive & (24.71') Halley Court, proposing 55' from Commerce Drive & 67.46' from Halley Court, and Section 13.13A to allow off-street parking to be allowed between a public street and the frontage of a building. Permission to construct an automobile dealership. Premises DI Zone.

4. 1668 Fairfield Beach Road, Map 234, Parcel 122. Petition of RAD Fairfield LLC, for a variance of the Zoning Regulations, Section 11.10 to increase the lot coverage from 20%, proposing 20.6%, Section 11.11.3 to reduce the side setback from 6', proposing 1.4', and Section 11.14 to reduce the setback from Pine Creek from 10', proposing 0.3'. Permission to remove an existing deck and reconstruct in same location. Premises BD Zone.

5. 9 Ludlowe Court, Map 180, Parcel 327. Petition of Meghan Addressi Miele & Joseph Miele, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the sum of two side line setbacks from 25', currently 22.9', proposing 22.9'. Permission to construct a second floor addition. Premises A Zone.

6. 2962 Burr Street, Map 156, Parcel 13. Petition of Joseph D. Shaw, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the side setback from 30', proposing 10.7'. Permission to construct a detached two car garage. Premises AAA Zone.

7. 2263 Hillside Road, Map 170, Parcel 23. Petition of Zachary & Lauren Pardes, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the street line setback for an accessory structure from 60', proposing 46'. Permission to construct a detached accessory structure with an apartment. Premises AAA Zone

8. 344 Brookside Drive, Map 123, Parcel 216. Petition of Rita Aspirany-Vassallo and Salvatore Vassallo, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the rear setback from 30', currently 26', proposing 26'. Permission to construct a 2nd floor addition. Premises A Zone.

9. 90 Ridgeview Ave, Map 46, Parcel 168. Petition of Guido Picarazzi, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the street line and side line setbacks from 40' & 15', currently 29.5' and 9.1', proposing 33.3' & 9.0' and Section 5.2.5 to increase the lot coverage from 15%, currently 18.6%, proposing 18.9%. Permission to construct an addition. Premises R-3 Zone

10. 140 Old Barn Road, Map 179, Parcel 17A, Petition of Paul & Dana Ferraro, for a variance of the Zoning Regulations, Section 5.2.4 to reduce the street line setback from 50', currently 17.9', proposing 17.9'. Permission to construct an addition, Premises R-3 Zone

11. 1135 Mill Hill Road, Map228, Parcel 102. Petition of Susan Earls and Leif Vik, for a variance of the Zoning Regulations, Section 6.3.8a to allow a detached structure to be converted to an accessory apartment on a lot that does not meet the minimum lot area requirements of the applicable Zoning District and Section 6.3.8c to increase the maximum allowable square footage for an accessory apartment from 40% of the primary dwelling, proposing 53%. Permission to convert a loft in a detached garage to be an accessory apartment. Premises AA zone.

BRIAN AVALLONE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JODI KARAGIANES, CLERK