

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, April 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](mailto: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, March 7, 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.
  
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.

**GENERAL DOCKET:**

1. 680 Old Academy Road, Map 171, Parcel 9a. Discussion of Pending Litigation: Fath v. Zoning Board of Appeals, 680 Old Academy Road. To consider entering into a stipulated judgment sustaining the appeal.
  
2. 15 Warner Hill Road, Map 177, Parcel 201. Petition of Joseph and Alisa Ryan for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 50 feet, currently 39.2 feet, proposing 49.4 feet. Permission to legitimize a construction error. Premises: AA Zone.
  
3. 1132 - 1140 Post Road, Map 141, Parcel 92. Petition of Scarsdale Parking Triangle, LLC for a variance of the Zoning Regulations Section 28.6.12 to reduce the required parking spaces for a restaurant use by two (2). Permission to establish a restaurant. Premises: CDD Zone.
  
4. 110 Farmington Avenue, Map 7, Parcel 63-64. Petition of William Cruvinel 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 24.3 feet, proposing 24.3 feet; and Section 5.2.5 to increase the total lot coverage from 20%, currently 21.4%, proposing 21.4%. Permission to construct a 2<sup>nd</sup> floor front dormer and to legitimize the current lot coverage. Premises: A Zone.
  
5. 150 Palamar Drive, Map 74, Parcel 86. Petition of Johnathan Russell for a variance of the Zoning Regulations Section 5.2.4 to reduce the side and street line setbacks from 15 feet and 40 feet, currently 16.6 feet and 28.5 feet, proposing 14.1 feet and 25.3 feet; and Section 5.2.5 to increase the lot coverage from 15%, currently 16.18%, proposing 17.55%. Permission to construct a one story and two story additions. Premises: R-3 Zone.

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