

**TOWN OF FAIRFIELD  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING  
“AMENDED”**

The Zoning Board of Appeals Commission of the Town of Fairfield, Connecticut hereby gives notice of a public hearing to be held on Thursday, June 6, 2024 at 2:00 p.m., Executive Session will be conducted at 1:45 p.m.

**MEMBERS OF THE PUBLIC:  
THE TOWN IS CONDUCTING THIS IN A HYBRID MANNER;  
REMOTE ACCESS IS VIA ZOOM.**

To participate online via Zoom:

- Via web browser: <https://zoom.us/j/7250682401> (Passcode: 123)
- From the Zoom app on your computer, phone, or tablet:  
Meeting ID: 725 068 2401 / (Passcode: 123)
  
- Via Phone:
- Call (646) 931-3860 / Meeting ID: 725 068 2401 / (Passcode: 123)

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 May 2, 2024
2. Approval of Secretary's Fees
3. Discussion of Pending Litigation: Moriber v Zoning Board of Appeals, 33 Longdean Road. To consider entering into a stipulated judgment resolving the appeal.

**GENERAL DOCKET:**

1. 765 Church Hill Road, Map 26, Parcel 219. Petition of Debra and Joseph Sirico 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, currently 3.1 feet, proposing 4.1 feet. Permission to remove an existing garage and rebuild a FEMA compliant two (2) car, two (2) story garage with a home office on 2<sup>nd</sup> floor. Premises: A Zone
2. 5151 Park Avenue, Map 13, Parcel 1. Petition of Sacred Heart University, Inc. for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the street line setback for a fence greater than 6 feet to within 40 feet; and Section 29.9 to increase the size of a monument sign from 20 sq. ft., proposing 42 sq. ft.; and Section 29.13 to permit a ground sign without displaying the street number. Permission to replace the existing ground sign with a new, non-illuminated sign and new stone pier columns with a fence greater than 6 feet. Premises: R-3 Zone
3. 150 Stroll Rock Common, Map 121, Parcel 98B. Petition of Amy Selter for a variance of the Zoning Regulations Section 5.2.4 to reduce the side line setback for an accessory structure greater than 100 sq. ft. from 25 feet, proposing 12.3 feet. Permission to construct a 12'x14' shed. Premises: AA Zone
4. 475 Lockwood Road, Map 47, Parcel 117. Petition of Roshan Pulepalli and Vipra Sharma for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 40 feet, currently 45.7 feet, proposing 36.6 feet; and Section 5.2.5 to increase the total lot coverage and floor area from 15% & 30%, currently 18% & 29.7%, proposing 20.2% & 31.2%. Permission to construct a one story addition and front porch. Premises: R-3 Zone
5. 1499 Post Road, Map 180, Parcel 86. Petition of R-K Fairfield I, LLC for a variance of the Zoning Regulations Section 28.6.12 to reduce the required parking spaces by 31. Permission to establish a restaurant. Premises: CDD
6. 348 Sunnie Holme Drive, Map 139, Parcel 394. Petition of Maria Eberle for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage and floor area from 15% & 30%, currently 15.83% & 29.9%, proposing 17.4% & 30.98%. Permission to construct a balcony. Premises: R-3 Zone
7. 100 Sturbridge Lane, Map 226, Parcel 42A. Petition of Michael Hanna for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback from 25 feet, currently 30.9 feet, proposing 16.0 feet. Permission to construct a one story garage addition. Premises: AA

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