

**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, November 7, 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 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

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, October 10, 2024**
- 2. Approval of Secretary's Fees**

GENERAL DOCKET:

- 1. 309 Rowland Road, Map 182, Parcel 22. Petition of Nicholas and Amanda Morgan for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side setback for an accessory structure greater than 15' in height, from 10', currently 4.3', proposing 4.3'; and Section 5.2.5 to increase the total lot coverage from 20%, currently 19.1%, proposing 20.4%. Permission to reconstruct an existing garage with stairs and a finished 2nd floor. Premises: A Zone**

2. 1600 Melville Avenue, Map 46, Parcel 157. Petition of Jessica Miller and Jeffrey Bickel for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side setback for an accessory structure from 10', proposing 5'. Permission to construct a shed. Premises: R-3
3. 198 Riverview Circle, Map 147, Parcel 316. Petition of Kerin & Sean Gleason for a variance of the Zoning Regulations Section 5.2.4 to reduce the secondary street line from 22', currently 9.3', proposing 0.1'. Permission to construct a one story addition. Premises: A Zone.
4. 68 Figlar Avenue, Map 126, Parcel 367. Petition of Bertalan Pall for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30', currently 24.9', proposing 24.9'. Permission to construct a new 2nd floor addition over the existing footprint. Premises: A Zone
5. 183 Pepperidge Circle, Map 125, Parcel 243. Petition of Miguel Goncalves for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line and sum of two side line setbacks from 30' & 25', currently 29.3' & 20.6', proposing 29.3' & 20.6'. Permission to construct a 2nd floor addition. Premises: A Zone.
6. 123 Woods End Rd, Map 145, Parcel 69. Petition of James Luciana for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 29.65%, proposing 29.65%. Permission to rebuild an existing 2nd floor balcony. Premises: A Zone
7. 235 Fairland Drive, Map 76, Parcel 139. Petition of Maria & J. Sebastian Rodas for a variance of the Zoning Regulations Section 5.2.4.3 to legitimize a shed, covered patio, and garage expansion from 10', currently 7.3', proposing 7.3'; and to increase the lot coverage from 15%, currently 18.2%, proposing 22%. Permission to legitimize an existing shed, covered patio and detached garage. Premises: R-3 Zone
8. 1540 Fairfield Woods Road, Map 74, Parcel 302. Petition of Kevin Nealy for a variance of the Zoning Regulations Section 5.2.4 to reduce the street, side, and rear line setbacks from 40', 15', & 30', currently 39.6', 41.4', & 28.1', proposing 33.6', 5.2', & 10.4'; and Section 5.2.5 to increase the total lot coverage from 15%, currently 10.2%, proposing 17.2%. Permission to construct a two-story addition. Premise: R-3 Zone.

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