

**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, December 5, 2024 at 3:00 p.m., Administrative 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.

ADMINISTRATIVE SESSION

- 1. Public Hearing Dates and Submission Closing Dates for 2025**
- 2. Election of Officers, pursuant to Town Charter**
- 3. Approval of Minutes of Thursday, November 7, 2024**
- 4. Approval of Secretary's Fees**

CONTINUED DOCKET:

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 4.6'. Permission to construct a one-story addition. Premises: A Zone.

GENERAL DOCKET:

1. 10 Horace Court, Map 139, Parcel 316. Petition of Raquel Garcia for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 21.7%, proposing 21.7%. Permission to legitimize an existing deck. Premises: A Zone.

2. 41 Abbey Road, Map 123, Parcel 205B. Petition of Christopher T. Clark for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 20%, currently 21.8%, proposing 21.8%. Permission to legitimize existing conditions. Premises: A Zone

3. 137 Millard Street, Map 182, Parcel 63. Petition of 137 Millard St., LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20', currently 18.6', proposing 18.6'. Permission to construct a 2nd floor with attic addition over the existing footprint. Premises: B Zone.

4. 1141 Fairfield Beach Road, Map 184, Parcel 65. Petition of Diane W. Wilson for a variance of the Zoning Regulations Section 11.7 to increase the overall height of the dwelling from 33.8', currently 29', proposing 37.5'. Permission to lift and make the existing dwelling FEMA compliant. Premises: BD Zone

5. 1163 Unquowa Road, Map 179, Parcel 287. Petition of Iris Cohen Fineberg and Gary Dean for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 15%, currently 18.13%, proposing 18.57%. Permission to construct a one story addition. Premises: R-2 Zone

6. 1427 & 1443 Kings Highway, Map 80, Parcel 56/57. Petition of 1427, 1436 & 1443 Kings Hwy LLC for a variance of the Zoning Regulations Section 12.4.18 to increase the percentage of residential use in a mixed-use building from 70%, proposing 100%, and allow residential use on the ground floor and to allow three (3) stories of residential use; And Section 28.6.1 to reduce the required number of parking spaces from 54, proposing 24. Permission to construct a three (3) story structure with 18 residential units. Premises: DCD Zone

7. 223 Old Spring Road, Map 141, Parcel 156. Petition of Tim R. and Stephanie O. Taddei for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side and rear setbacks for an accessory structure greater than 15' in height from 10', currently 3.8' & 3.8', proposing 4.2' & 4.2'; And Section 5.2.5 to increase the lot coverage from 20%, currently 26.01%, proposing 28.56%. Permission to remove the existing one car garage and construct a two (2) car garage with home office above. Premises: A Zone

8. 83 Shadowood Road, Map 145, Parcel 38. Petition of Bonnie & Howard Maya for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the side setback for an accessory structure from 10', proposing 6.6'. Permission to legitimize an existing shed. Premises: A Zone

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