

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, June 5, 2025 at 2:00 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. Approval of Minutes of Thursday, May 1, 2025**
- 2. Approval of Secretary's Fees**

CONTINUED DOCKET:

- 1. 166 Pine Creek Avenue, Map 238, Parcel 35. Petition of Natalia and Kevin Coyner for a variance of the Zoning Regulations Section 2.8.1.1 to expand a non-conforming dwelling on a parcel with two dwellings. Permission to construct additions to a non-conforming dwelling. Premises: BD Zone.**

CONTINUED DOCKET:

5. 1157 & 1158 Fairfield Beach Road, Map 184, Parcel 67. Petition of Anthony Guillaro for a variance of the Zoning Regulations Section 11.1.4.1 to construct a new two story structure consisting of a 3 car garage and finished 2nd floor with plumbing fixtures and heat; And section 11.13.2 to reduce the setback from the center line of Fairfield Beach Road from 25 feet, currently 17.9 feet, proposing 19.6 feet; And Section 11.12 to reduce the setback from Long Island Sound from 90 feet, proposing 89.5 feet; And Section 11.10 to increase the total lot coverage from 20%, currently 21.1%, proposing 21.5%. Permission to construct a FEMA compliant single-family dwelling with decks and a FEMA compliant accessory structure with living space, heat and plumbing, above the ground level with a CAM application. Premises: BD Zone.

GENERAL DOCKET:

1. 229 Old Post Road, Map 139, Parcel 35. Petition of Christopher and Christina Ahlbertz for a variance of the Zoning Regulations Section 5.2.5 to increase the total lot coverage from 20%, currently 15.7%, proposing 21%. Permission to remove the existing garage and construct a new garage. Premises: A Zone.

2. 115 Tuckahoe Lane, Map 125, Parcel 318. Petition of Garrett Maggart for a variance of the Zoning Regulations Section 6.3.8 to construct an accessory dwelling unit above a detached garage. Permission to allow an accessory dwelling unit in a structure detached from the primary dwelling. Premises: A Zone.

3. 172 Hulls Highway, Map 243, Parcel 269. Petition of Allison and John Love for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line and side line setbacks from 40' and 15', currently 34.7' and 6.3', proposing 34.7' and 6.3'; And Section 5.2.5 to increase the total lot coverage from 15%, currently 13.81%, proposing 18.57%. Permission to construct a one story and 2nd floor additions. Premises: R-3 Zone.

4. 1080 South Pine Creek Road, Map 232, Parcel 172. Petition of Michael and Julianne Siladi for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback on a corner lot from 30', currently 7', proposing 7'. Permission to construct a one-story addition. Premises: R-3 Zone.

5. 207 Main Street, Map 241, Parcel 48. Petition of Lee Baldwin for a variance of the Zoning Regulations Section 5.2.4 to reduce the side line setbacks from 15', currently 7.7', proposing 11.3'; And Section 5.2.5 to increase the total floor area from 30%, currently 36.1%, proposing 37.6%. Permission to construct a 2nd floor addition. Premises: R-3 Zone.

6. 145 Puritan Road, Map 138, Parcel 65. Petition of Spencer and Vivian Elani for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear line setback from 30', currently 31', proposing 10.1'; And the secondary street line on a corner lot from 22', currently 30.2', proposing 12'; And Section 5.2.5 to increase the total lot coverage from 20%, currently 21.3%, proposing 25.2%. Permission to construct a one-story addition. Premises: A Zone.

7. 840 Mill Hill Road, Map 228, Parcel 40. Petition of Joseph Hardin for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear property line for an accessory structure greater than 100 sq. ft. from 40', proposing 16.5'. Permission to construct an inground pool. Premises: AA Zone.

8. 101 High Meadow Road, Map 229, Parcel 265. Petition of Trevor Lally and Jennifer Frusciante for a variance of the Zoning Regulations Section 5.2.4 to the street line setback from 50', currently 40.3', proposing 43.3'. Permission to construct a 2nd floor addition. Premises: AA Zone.
9. 895 Bronson Road, Map 177, Parcel 187. Petition of Eugene Marks Jr. for a variance of the Zoning Regulations Section 5.2.4 to reduce the side setback for a structure greater than 100 sq. ft. from 25', currently 13.1', proposing 10.4'; And Section 5.2.5 to increase the total lot coverage from 10%, currently 9.17', proposing 10.26% . Permission to remove the existing garage and construct a new detached garage. Premises: AA Zone.
10. 1170 Fairfield Beach Road, Map 184, Parcel 216. Petition of Jean-Pierre Naegeli and Nancy Lebowitz-Naegeli for a variance of the Zoning Regulations Section 11.10 to increase the lot coverage from 20%, currently 64%, proposing 41.34%; And Section 11.13.2 to reduce the setback from the center line of Fairfield Beach Road from 25', currently 21.5', proposing 22'. Permission to construct a FEMA compliant single-family dwelling with CAM. Premises: BD Zone.
11. 879 Riverside Drive, Map 139, Parcel 260. Petition of MLW Design Build LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line, side line, and sum of two side line setbacks from 30', 7' and 25', proposing 24', 3.9' and 16.6'; And Section 5.2.4.3 to reduce the side and rear line setbacks for an accessory structure from 4', proposing 3' and 3.7'; And Section 5.2.5 to increase the total floor area from 40%, proposing 49.6%. Permission to correct a construction error. Premises: A Zone.
12. 368 South Street, Map 232, Parcel 202. Petition of Raul and Amy Esparza for a variance of the Zoning Regulations Section 5.2.4.3 to reduce the second street line on a corner lot for an accessory structure from 30', proposing 22.7'. Permission to construct an inground pool. Premises: B Zone.
13. 165 Brookview Avenue, Map 31, Parcel 179. Petition of Jusiselnei Fernandes Garcias for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback for an open front porch from 20', proposing 19.1'; And Section 5.2.5 to increase the total lot coverage from 20%, proposing 22.33%. Permission to expand an existing open front porch. Premises: A Zone.
14. 2150 Fairfield Beach Road, Map 234, Parcel 171. Petition of 4050 Whitney Avenue, LLC for a variance of the Zoning Regulations Section 11.10 to increase the lot coverage from 20%, proposing 74%; And Section 11.11.1 to reduce the side setback from 4', proposing 2' on both sides; And Section 11.13.2 to reduce the street line setback from the center line of Fairfield Beach Road from 25', proposing 11.8'; And Section 11.14 to reduce the setback from Pine Creek from 10', proposing 2'; And Section 28.6.1 to reduce the minimum parking for a one family dwelling from 2 spaces, proposing 1. Permission to construct a FEMA compliant single-family dwelling with CAM. Premises: BD Zone.
15. 121 Euclid Avenue, Map 31, Parcel 105. Petition of Jovan and Kate Stojkovic for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback on a corner lot from 30', currently 25.2', proposing 25.2'. Permission to construct a 2nd floor addition. Premises: A Zone.

OTHER BUSINESS

General discussion of Application Materials, enforcement challenges, application review procedures, hearing guidelines, hardship criteria, decision practices/ guidelines/ staff questions, project fit relative to neighbor properties, supervision/ inspection of construction projects.

CHRISTINE HOGAN, CHAIRPERSON
JANE GITLIN NISHBALL, SECRETARY
JODI KARAGIANES, CLERK