

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, July 3, 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](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.

**ADMINISTRATIVE SESSION**

- 1. Approval of Minutes of Thursday, June 5, 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.**
- 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.

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.

#### **GENERAL DOCKET:**

1. 204 Old Post Road, Map 243, Parcel 16. Petition of the Shaughnessey Family Limited Partnerships for a variance of the Zoning Regulations Section 10.10 to reduce the street line setback from 25', currently 0', proposing 10'. Permission to construct 8 residential dwelling units. Premises: DI Zone.

2. 383 Old Post Road, Map 139, Parcel 406. Petition of Cory Schneider and Jill Schneider for a variance of the Zoning Regulations Section 5.2.4 to reduce the rear setback from 30', currently 17.1', proposing 20.6'. Permission to construct a two-story and second-floor additions. Premises: R-3 Zone.

3. 251 Colony Street, Map 128, Parcel 276. Petition of Elizabeth Ann Gilhuly for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of two side line setbacks from 20', currently 17.4', proposing 17.4'. Permission to construct a two-story and second-floor additions. Premises: B Zone.

4. 2644 Bronson Road, Map 225, Parcel 20. Petition of Bronson Meadows, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 60', proposing 40'. Permission to construct a 3-sided accessory structure. Premises: AAA Zone.

5. 253 Riverside Drive, Map 130, Parcel 22. Petition of Harlan Homes and Katharine Homes for a variance of the Zoning Regulations Section 5.2.5 to increase the total floor area and to legitimize the lot coverage from 20% and 40%, currently 25.3% and 36.43%, proposing 25.3% and 45.42%. Permission to construct an addition to the third floor. Premises: A Zone.

6. 879 Riverside Drive, Map 139, Parcel 260. Petition of MLW Design for a variance of the Zoning Regulations Section 5.2.4 to reduce the side and sum of two side line setbacks from 7' and 25', currently 4.2' and 16.9', proposing 3.9' and 16.6'; And Section 5.2.5 to increase the total floor area from 40%, currently 49%, proposing 49.6%. Permission to legitimize a construction error. Premises: A Zone.

7. 1531 Mill Plain Road, Map 145, Parcel 95. Petition of Steve Fedorko for a variance of the Zoning Regulations Section 5.2.4 to reduce the side and rear setbacks from 7' and 30', currently 10' and 27', proposing 3' and 13'; And Section 5.2.5 to increase the lot coverage from 20%,

currently 21.2%, proposing 25%. Permission to remove the rear deck and construct a rear elevated patio with stairs. Premises: A Zone.

8. 110 Figlar Avenue, Map 126, Parcel 370. Petition of Stephen R. Kennedy and Alexis Rodriguez for a variance of the Zoning Regulations Section 5.2.4 to reduce the side line, sum of two sidelines, and the street line setbacks from 7', 25', and 30', currently 10.8', 30.1', and 25.3', proposing 6.8', 17.6' and 25.3'; And Section 5.2.5 to increase the lot coverage from 20%, currently 20.56%, proposing 21.65%. Permission to construct a one-story and two-story additions. Premises: A Zone.

9. 107 Mill Hill Lane, Map 229, Parcel 251 A. Petition of Jacob Daniel and Eliza Murphy Chang for a variance of the Zoning Regulations Section 6.3.8 b to reduce the rear setback for an accessory dwelling unit from 40', currently 1.8', proposing 1.8'. Permission to convert an existing accessory structure into an accessory dwelling unit with front and rear dormers. Premises: AA Zone.

10. 59 Fairview Avenue, Map 141, Parcel 149. Petition of DeJordy Investments, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the sum of the two side line setbacks from 25', currently 18', proposing 17.68'. Permission to legitimize a second-floor addition. Premises: A Zone.

11. 105 Churchill Street, Map 130, Parcel 430. Petition of VMA Realty, LLC for a variance of the Zoning Regulations Section 5.2.4 to reduce the street, side and sum of two side line setbacks from 20', 5' and 20', currently 7.9', 3.7', and 9.8', proposing 13.6', 3.7', and 9.8'; And Section 5.2.2 to increase the number of stories from 2 ½, currently 2 ½, proposing 3'; And Section 5.2.5 to increase the lot coverage and total floor area from 30% and 50%, currently 33.2% and 69.2%, proposing 33.9% and 75%. Permission to construct a third-floor addition and a rear fire escape. Premises: B Zone.

12. 650 Judd Street, Map 123, Parcel 5. Petition of Christopher Coleman for a variance of the Zoning Regulations Section 5.2.4 to reduce the street line setback from 30' and 20' from stairs, currently 29.4' and 25.2' to stairs, proposing 23.5' and 19.2' to stairs. Permission to construct a one-story addition with new landing and stairs. Premises: A Zone.

13. 481 Valley Road, Map 9, Parcel 6. Petition of Kyungsook Suh for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 15%, currently 16.66%, proposing 16.77%. Permission to legitimize an existing deck. Premises: R-3 Zone.

14. 288 Birch Road, Map 138, Parcel 161. Petition of Richard A. Graf & Jeannine M. Graf for a variance of the Zoning Regulations Section 5.2.5 to increase the lot coverage from 20%, currently 22.7%, proposing 22.6%. Permission to construct a new FEMA compliant single-family dwelling. Premises: A Zone.

15. 166 Pine Creek Avenue, Map 238, Parcel 35. Petition of Clare Cosslette and Marc Kemeny of 165 Pine Creek Avenue to reverse or modify a decision of the Zoning Administrator. Premises: BD Zone.

16. 166 Pine Creek Avenue, Map 238, Parcel 35. Petition of Joel Green, representing 178 Pine Creek Avenue to reverse or modify a decision of the Zoning Administrator. Premises: BD 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**