

TOWN OF FAIRFIELD

ZONING BOARD OF APPEALS

NOTICE OF SPECIAL MEETING

**MEMBERS OF THE PUBLIC: IN LIGHT OF COVID-19, AND
PURSUANT TO EXECUTIVE ORDER 7B, THE TOWN IS
CONDUCTING THIS MEETING VIA TELECONFERENCE ONLY.**

**Call (339) 209-6014 on Thursday, November 12, 2020 at 3:00 p.m., Executive
Session will be conducted at 2:45 p.m.**

Please Note:

- If you call to listen, 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 only. The public is encouraged to send their comments before the meeting to the following email: tpzcommission@fairfieldct.org.
- As you would in a public meeting, please include your name and home address with your comment. All comments received and verified will be posted to the TPZ webpage or added to the minutes from this meeting with your Name and Address Only—your email address will be excluded.



CONTINUED DOCKET:

6. 171 Carlynn Drive, Map 138, Parcel 36. Petition of Erin E. Petterson for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear setback from 30 feet, currently 18.1 feet, proposing 9.1 feet and Section 5.2.4.3 to reduce the street line setback for an accessory structure from 30 feet, proposing 10 feet and Section 5.2.5 to increase lot coverage from 20%, currently 25.3%, proposing 27.8%. Permission to construct a rear deck and platform for a stand-alone generator and an in ground pool. Premises: A Zone

7. 160 Pine Creek Avenue, Map 238, Parcel 36. Petition of David Tortorello for a variance of the Zoning Regulations; Section 11.11.2 to reduce the side setback from 5 feet, currently 5.4 feet, proposing 1.2 feet. Permission to construct a platform for a stand-alone generator. Premises: BD Zone

GENERAL DOCKET:

1. 252 Main Street, Map 241, Parcel 101. Petition of Harbour House, Inc., for a variance of the Zoning Regulations; Section 12.7.6.1 to reduce the street line setback from 10 feet, proposing 6.5 feet. Permission to install a stand-alone generator. Premises: NDD Zone
2. 167 Oldfield Drive, Map 182, Parcel 532. Petition of Slone and Jennifer Yavarkorsky for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side and rear setbacks for an accessory structure from 10 feet, proposing 5 feet and 7 feet. Permission to construct an in ground pool on a corner lot. Premises: B Zone
3. 152 Oakwood Drive, Map 77, Parcel 509. Petition of Andrea and Leslie Falco for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot from 17 feet, currently 16.8 feet, proposing 16.8 feet. Permission to construct a 2nd floor addition. Premises: B Zone
4. 171 Old South Road, Map 241, Parcel 168. Petition of Old South Road, LLC for a variance of the Zoning Regulations; Section 5.2.4. 3 to reduce the side and rear setbacks for an accessory structure from 10 feet, proposing 1.5. feet. Permission to construct a detached garage with office above. Premises: R-3 Zone
5. 47 Lloyd Place, Map 47, Parcel 238. Petition of Grzegorz Fortuna for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street and side setbacks from 40 feet and 15 feet, currently 30.5 feet and 9.6 feet, proposing 30.5 feet and 9.6 feet. Permission to construct a 2 story and 2nd floor additions. Premises: R-3 Zone
6. 2150 Black Rock Turnpike, Map 76, Parcel 228. Petition of 2150 Black Rock Turnpike, LP for a variance of the Zoning Regulations, Section 29.13 to reduce the letter height on the tenant portion of a monument/pole sign from 9", proposing 3 ½". Permission to remove and replace an existing pole sign. Premises: DCD Zone
7. 271 Roselle Street, Map 31, Parcel 15. Petition of Barbara T. Bobowick for a Variance of the Zoning Regulations; Section 5.1.1 to increase the number of dwelling units from 2, currently 3, proposing 3. Permission to confirm/legitimize a three family dwelling. Premises: B Zone
8. 320 Arbor Drive, Map 243, Parcel 296. Petition of Margaret Farrell for a variance of the Zoning Regulations; Section 5.2.5 to increase the lot coverage from 30%, currently 25.4%, proposing 31.7%. Permission to construct a one story addition and open covered front porch. Premises: B Zone
9. 561 Katona Drive, Map 125, Parcel 13E. Petition of Gretchen Brunner for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear setback from 30 feet, currently 29.2 feet, proposing 17.8 feet. Permission to construct a rear deck. Premises: A Zone

10. 828 Sasco Hill Road, Map 239, Parcel 10. Petition of Eugene and Janis Fox for a variance of the Zoning Regulations; Section 31.2.31 to increase the height of a fence on the property line from 6 feet, proposing 8 feet. Permission to construct an 8' high fence. Premises: AAA Zone
11. 30 Daybreak Road, Map 244, Parcel 22A. Petition of James Santa Barbara for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 25 feet, currently 26 feet, proposing 19 feet. Permission to construct a one-story screen porch. Premises: AA Zone
12. 383 South Benson Road, Map 139, Parcel 254. Petition of Joseph L. Garin for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot from 30 feet currently 13.7 feet, proposing 8.6 feet and Section 5.2.5 to increase the lot coverage from 20%, currently 20.9%, proposing 21.8%. Permission to construct a one-story addition. Premises: A Zone
13. 187 Harbor Road, Map 231, Parcel 420. Petition of Elizabeth Bradley for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the street line setback for an accessory structure from 40 feet, Proposing 17.4 feet. Permission to install a stand-alone generator. Premises: R-3 Zone
14. 58 Oldfield Road, Map 182, Parcel 611. Petition of Michael Cooper and Hope Lamberson for a variance of the Zoning Regulation; Section 5.2.4.3 to reduce the rear and side setbacks for an accessory structure from 10 feet, currently .41 feet and 2.4 feet, proposing .41 feet and 3.1 feet. Permission to reconstruct 2nd floor of detached garage and add front and rear dormers. Premises: A Zone
15. 18 Fairfield Woods Road, Map 28, Parcel 521. Petition of Rodrigo Balarezo for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side setback and sum of two side setbacks from 7 feet and 25 feet, currently 1.5 feet and 16.3 feet, proposing 1.5 feet and 16.3 feet. Permission to construct a 2nd floor addition. Premises: A Zone
16. 306 Villa Avenue, Map 33, Parcel 139. Petition of Amy Barrett for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side setback from 5 feet, currently 0.2 feet, proposing 0.2 feet. Permission to remove an elevated concrete deck and construct a one-story addition. Premises: B Zone
17. 101 Robert Lane, Map 177, Parcel 12. Petition of Kathryn Gussen for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and rear line setbacks from 30 feet and 30 feet currently 20.7 feet and 20.8 feet, proposing 20.7 feet to house and 16.2 feet to porch and 15.4 feet and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, currently 15.43% and 23.62%, proposing 26.64% and 48.83%. Permission to construct a two story and 2nd floor additions with attic above and open front porch. Premises: A Zone

18. 550 Penfield Road, Map 138, Parcel 208. Petition of Thomas Montelli and Kelsey Myers for a variance of the Zoning Regulations; Section 5.2.5 to increase the total lot coverage and total floor area from 20% and 40%, currently 21.6% and 39.6%, proposing 22.8% and 41.2%. Permission to construct a side dormer and exterior stairs and landing to detached garage. Premises: A Zone

19. 2000 and 2060 Black Rock Turnpike, Map 76. Parcel 179 and 180. Petition of Pietrina and Patsy Santangeli for a variance of the Zoning Regulations; Section 28.6.6 to reduce the required parking spaces for a one story commercial building from 152, proposing 132. Permission to construct a new one story commercial building. Premises: DCD Zone

20. 170 Post Road, Map 130, Parcel 293. Petition of Luigi Giahsanti for a variance of the Zoning Regulations; Section 28.6.12 to reduce the required parking spaces by 3 from 23, proposing 20. Permission to convert seasonal outdoor dining to year round. Premises: DCD Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK