

TOWN OF FAIRFIELD
ZONING BOARD OF APPEALS
SPECIAL MEETING AGENDA

The Zoning Board of Appeals Commission of the Town of Fairfield, Connecticut hereby gives notice of a Special Meeting Agenda to be held on Thursday, August 12, 2021 at 2:00 p.m., Executive Session will be conducted at 1:45 p.m.

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

TO JOIN: <https://tofit.my.webex.com/meet/community>

For phone access dial -1-510-338-9438, access code 126 944 3035

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. The public is encouraged to send their comments before the meeting to the following email: tpzcommission@fairfieldct.org.



CONTINUED DOCKET:

2. 654 Tunxis Hill Road, Map 42, Parcel 432. Petition of Sharon Kiraly for a variance of the Zoning Regulations; Section 12.5.5 to allow residential use on the ground floor and 100% of the total floor area of the building. Permission to construct a three-story four-family dwelling. Premises: NDD and B Zones

10. 34 Dalewood Avenue, Map 130, Parcel 248. Petition of Nora Comers– Rilla for a variance of the Zoning Regulations; Section 5.1.1 to reduce the minimum lot size and lot square from 6,000 sq. ft. and 60 sq. ft., currently 4,552 sq. ft. and 40 sq. ft., Proposing 4,500 sq. ft. and 39 sq. ft., and Section 2.7 to reduce the street frontage from 60 feet, currently 40 feet, proposing 39.55 feet. Permission to grant a driveway easement. Premises: B Zone

12. 645 Fairfield Beach Road, Map 184, Parcel 8. Petition of Voltino Beach Properties, LLC for a variance of the Zoning Regulations; Section 11.12 to reduce the setback from Long Island Sound from 157.2 feet, proposing 127.3 feet. Permission to construct a three (3) tiered deck. Premises: BD Zone

13. 49 Vesper Street, Lot A, Map 42, Parcel 422. Petition of John Joseph Zadravec Jr. for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size and lot square from 6,000 sq. ft. and 60 sq. ft., proposing 5,000 sq. ft. and 50 sq. ft. and Section 2.7 to reduce the street frontage from 60 feet, proposing 50 feet. Permission to establish a building lot for a single family dwelling. Premises: B Zone

14. 49 Vesper Street, Lot B, Map 42, Parcel 422. Petition of John Joseph Zadravec Jr. for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size and lot square from 6,000 sq. ft. and 60 sq. ft., proposing 5,000 sq. ft. and 50 sq. ft. and Section 2.7 to reduce the street frontage from 60 feet, proposing 50 feet. Permission to establish a building lot for a single family dwelling. Premises: B Zone

GENERAL DOCKET:

1. 1159 Hulls Farm Road, Map 246, Parcel 29. Petition of Carl and Lucy Cederholm for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the side line setback from 30 feet, proposing 10.8 feet. Permission to construct a one story detached garage. Premises: AAA Zone

2. 46 Baldwin Terrace, Map 139, Parcel 35. Petition of Paul and Julie Falzone for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback for an open porch from 20 feet, proposing 17 feet and Section 5.2.5 to increase the lot coverage and total floor area from 20% and 40%, proposing 22.05% and 48.98%. Permission to construct a FEMA compliant 2 ½ story single family dwelling. Premises: A Zone

3. 258 Oldfield Road, Map 182, Parcel 262. Petition of Scott Wright for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot from 20 feet, currently 20.2 feet, proposing 17.7 feet, and Section 5.2.5 to increase lot coverage and total floor area from 30% and 50%, currently 20.6%, and 35.7%, proposing 31.1% and 58.6%. Permission to build a new FEMA compliant single family dwelling. Premises B Zone

4. 141 Warwick Avenue, Map 30, Parcel 92. Petition of Gregory and Deborah Sullivan for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback on a corner lot from 22 feet, currently 15.8 feet, proposing 15.8 feet. Permission to enclose an existing open porch. Premises: A Zone

5. 2150 Black Rock Turnpike, Map 76, Parcel 228. Petition of 2150 Black Rock Turnpike, LP for a variance of the Zoning Regulations; Section 31.2.16 to increase the height of a structure above the roof deck from 5 feet, currently 30 feet, proposing 12 feet and to reduce the setback from the edge of the roof from 24 feet, currently 3.5 feet, proposing 3.3 feet. Permission to add three antennas to an existing platform. Premises: DCD Zone

6. 180 Oldfield Drive, Lot A, Map 232, Parcel 14. Petition of Clifford Deutsch and Joseph Deutsch II for a variance of the Zoning Regulations; Section 5.1.1 to reduce the lot size from 6,000 square feet, proposing 5,668 square feet. Permission to establish a building lot for a single family dwelling. Premises: B Zone
7. 180 Oldfield Drive, Lot B, Map 232, Parcel 14. Petition of Clifford Deutsch and Joseph Deutsch II for a variance of the Zoning Regulations; Section 2.7 to reduce the street frontage from 60 feet, proposing 54.39 feet. Permission to establish a building lot for a single family dwelling. Premises: B Zone
8. 218 Bennett Street, Map 26, Parcel 172. Petition of Michael and Gina Maher for a variance of the Zoning Regulations; Section 5.2.4 to reduce the sum of two side line setbacks from 20 feet, currently 17.3 feet, proposing 17.3 feet. Permission to construct a screen porch over an existing deck. Premises: A Zone
9. 740 Eleven O Clock Road, Map 156, Parcel 16B. Petition of Rachel D. and Alex S. Cadan for a variance of the Zoning Regulations; Section 5.2.4.3 to reduce the rear and side setbacks for an accessory structure from 50 feet and 30 feet, proposing 31 feet and 21 feet. Permission to construct a 2 story detached garage. Premises: AAA Zone
10. 38 Davis Road, Map 47, Parcel 182. Petition of Altered Properties, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line setback from 40 feet, currently 29.3 feet, proposing 29.3 feet. Permission to construct a 2nd floor addition. Premises: R-3 Zone
11. 1185 High Street, Map 77, Parcel 648Y. Petition of Sanjeev & Sangeeta Kalra for a variance of the Zoning Regulations; Section 5.2.4 to reduce the rear line setback from 30 feet, currently 22 feet, proposing 21 feet. Permission to remove the existing deck and rebuild. Premises: A Zone
12. 115 Nutmeg Lane, Map 125, Parcel 77. Petition of James Gardner and Mary Kate Kelly for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line and sum of two side line setbacks from 7 feet and 25 feet, currently 2.9 feet and 14.5 feet, proposing 2.9 feet and 14.5 feet. Permission to construct a 2nd floor over existing garage. Premises: A Zone
13. 195 Lalley Boulevard, Map 182, Parcel 2. Petition of Annick Margot Winokur for a variance of the Zoning Regulations; Section 5.2.4 to reduce the side line setback from 10 feet, currently 0.9 feet and Section 5.2.5 to increase lot coverage and total floor area from 20% and 40%, currently 20.5% and 40%, proposing 21% and 40.5%. Permission legitimize an 6'x8' shed. Premises: A Zone

14. 1059 Reef Road, Map 184, Parcel 128. Petition of 1059 Reef Road, LLC for a variance of the Zoning Regulations; Section 5.2.4 to reduce the street line and the sum of two side line setbacks from 12 feet and 15 feet, currently 4.7 feet and 9.8 feet, proposing 4.7 feet and 10.8 feet and Section 5.2.5 to increase the lot coverage from 30%, currently 48.3%, proposing 48.3%. Permission to rebuild the front porch and rear deck and stairs. Premises: B Zone

15. 175 Jefferson Street, Map 22, Parcel 48. Petition of Sacred Heart University, Inc. for a variance of the Zoning Regulations; Section 5.2.2 to increase the building height from 40 feet, proposing 48 feet. Permission to construct new residence buildings. Premises: R-3 Zone

KEVIN COYNE, CHAIRMAN

JANE GITLIN NISHBALL, SECRETARY

JOSEPHINE KEOGH, CLERK